THE WEEKLY SUN

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RURAL CUSTOMER

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Traffic Conditions Deteriorating

EIR Urges County Go-Ahead on C.V. Road: Not Growth-Inducing

By Isabelle Hall

Traffic conditions are deteriorating on Carmel Valley Road to the point where the county should start now on its $26.3 million worth of planned road improvements, a just-released draft Environmental Impact Report (EIR) recommends. It found this would not induce growth in the Valley.

Beyond those improvements, which are part of the Carmel Valley Master Plan (CVMP), the EIR recommended these additional road projects:

- Highway 1, operating at level of service F (the lowest on the scale) between Carpenter Street and Rio Road, needs to be widened or additional capacity needs to be provided by the Hatton Canyon Freeway.
- Carmel Valley Road, operating at level of service D for mainline traffic from Rancho San Carlos Road to Ford Road, should be widened to four lanes to come up up to level of service C.
- The Laureles Grade/Carmel Valley Road intersection is at level of service F for left turns and should be improved with a signal or minor interchange.
- Left-turn accidents are a problem at the cross-streets of Via Mallorca and Dorris Drive and intersection improvements are needed.
- A continuous two-way, left-turn lane is needed from Pilot to Esquiline through Carmel Valley Village.
- Acceleration lanes should be built for left turns along much of the road.

The report said many parts of Carmel Valley Road have a higher than average number of accidents compared with statewide averages for similar roads, particularly the portion of the road west of Los Laureles Grade and in the area of two cross-streets—Via Mallorca and Dorris.

The CVMP contemplates that by about the year 2000 the Hatton Canyon Freeway and a Rio Road extension and grade separation improvements would be built and the county would four-lane Carmel Valley Road from Rancho San Carlos Road to Robinson Canyon Road at a cost of $14.5 million. It also projects left-turn pockets being built by 1995 on the sections from Robinson Canyon Road to Ford Road.

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THE REAL CARMEL VALLEY. This pastoral scene shows Monterey County's Carmel Valley. A development in San Diego County, formerly known as North City West, has voted to call itself Carmel Valley, too, despite the confusion it could cause. This photo overlooks Scarlett Road and evergreen farms from Farm Center Hill. *Sun photo by John Anderson*

Council Sends Condo Back To Drawing Board

By Isabelle Hall

The Carmel City Council voted 4-1 Tuesday in favor of a Carmel Residents Association (CRA) appeal against a proposed 20-unit luxury condominium-apartment complex on a site now described as "an eyesore."

During a 2-1/2-hour hearing, the Viejo Carmel project at the former Handley lumberyard at Junipero and 4th, which has been five years in the planning, was examined from every aspect and found to be unworthy of a density bonus granted by the Planning Commission.

With Councilman Bob Fischer dissenting, the council sent the project back to the Planning Commission. It also voted 5-0 to order removal of one 1,100-square-foot building, enlarge the space between all the buildings to provide more open space, require a 10-foot setback from Junipero Street, and require soil borings before the underground garage design is completed.

Property owner Robert Murphy and his wife stood dejected after the lengthy hearing. "It's very discouraging," he said. "We've been working for five years. The Planning Commission approved it."

"How do we know that if we change it, they'll approve it then," said Mrs. Murphy.

"I am very interested in putting together a project that Carmel can be proud of," Murphy told the council during the hearing. "We have Carmel at heart and we have tried to do what's proper."

As approved by the Planning Commission, the project had a density of 44 units per acre which allowed 22 units

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Carmel Valley has a New Namesake and Postal Rival

Carmel Valley has such a nice connotation of pleasant, pastoral living that a new development in the San Diego area has decided to adopt the name for its own.

Where does this leave the original Carmel Valley, the beautiful rural area that runs 12 miles east from Highway 1 to Carmel Valley Village alongside beautiful mountains, lush farmland, neat horse farms, rolling golf courses and attractive houses?

In a postal mess, according to Carmel Valley Postmaster Terry Williams. "It's not a good idea," he said, adding, however, not much can be done about it beyond having different zip codes for the two communities.

"We've already gotten mail for them," Williams said, although the copycat town of North City West just east of Del Mar, Calif. has yet to be approved by the San Diego City Council. The new name won out of more than 400 titles entered as part of a community-wide "Name This Town" contest held by the North City West Community Planning Board.

Apparently, North City West was chosen by developers when that community was first built in the mid-1970's. It eventually will have a population of about 40,000. The "real" Carmel Valley, an unincorporated area of Monterey County, has about 13,263 people.

Planner Nick Osler of North City West wrote residents of the area, "Our children and future grandchildren need a home, not directions! The time has come for this town, village, burg, to get a life?"

North City West got a bad connotation several years ago, according to the *San Diego Union*, because Del Mar officials criticized the huge housing project, predicting it would just turn into "another, sprawling, faceless suburb. "

Postmaster Wiliams says there are lots of duplicate names in the U.S. Postal System. There are five cities called Monterey, for exmaple.

"Monterey Park in Los Angeles has a lot of its mail come up here," Williams explained. "We even had a truck driver come all the way here one day by mistake with parcels for Monterey Park."

He has faith in the zip code system, however. The postal system used to claim that any piece of mail can be delivered with just a zip code even if the name of the city was missing.

But, U.S. Postal Service regulations are another matter. They state under Section 113.51 Place Names:

"The United States Board on Geographic Names approves names for all geographic places and features in the United States. The approved name of any locality can be changed for Federal usage only with concurrence of that Board."

But, Section 113.52 Post Office Names says:

"A post office should bear the official name of the incorporated city, town or borough in which located as shown in its charter. A post office located in an unin-

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Long-Range Outlooks Hold Out Some Hope For Increased Rain

Holding out some hope for drought-weary residents, the National Weather Service's long range outlooks call for near to above median rainfall for the central coast through March, accompanied by continued below normal temperatures.

Dr. Robert Renard, National Weather Service observer in Monterey, said both the 30 and 90 day weather outlooks call for increased precipitation for the area.

"My experience has been that the credibility of those outlooks here for the west coast is fairly good, probably better than 65 percent," Renard said.

Renard discussed the long-range outlooks as the Board of Supervisors heard an estimate that Christmas week's cold weather caused an estimated $21 million in crop damages in the County. The board declared a local emergency and will seek a similar declaration from Gov. Pete Wilson to make farmers eligible for disaster assistance.

Renard, retired head of the Navy Postgraduate School meteorology department, said that the present weather pattern "is very different than what we experienced in December. The way is opened to storms from the northern Pacific, but so far our area is just on the southern edge of them."

As if to punctuate Renard's remark, overnight showers Tuesday night brought light rain to the region. It ranged from just over a quarter of an inch on the coast to .10 of an inch in the Village.

Recapping the record of frigid temperatures in December, Renard said December's average daily-low temperature of 38.8 degrees marked the first time in at least 40 years that the month's average minimum reading dropped below 40 degrees. He added that January of 1958 did produce a lower monthly low average of 38.5 degrees.

The previous record cold in December occurred in 1978 and 1971 when the average daily low was 40.1 degrees, he said.

Renard said that the average overall temperature of 47.6 degrees for the month was the coldest since 47.4 degrees was recorded as an overall average in December of 1971. "If it were not for relatively warm temperatures through the first third of December, with four days of 70 degrees and above, the record cold statistics would be even more remarkable," Renard said.

He said seven days near the end of December established record low temperatures for Monterey. They included:

Dec. 20	32 beats 33 in 1968
Dec. 21	28 beats 32 in 1978
Dec. 22	20 beats 34 in 1984
Dec. 23	24 beats 34 in 1984
Dec. 24	28 beats 34 in 1974
Dec. 25	31 beats 32 in 1962
Dec. 30	30 beats 34 in 1988

In the six day period from Dec. 21 to Dec. 25, Renard said the average daily low minimum temperature was 27.2 degrees, surpassing the 28.3 degree average minimum for the last great cold snap Dec. 8 to Dec. 13, 1972.

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HIGH-WAY ONE
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Fire Annexation Okayed; Opponents Plan Petition Drive for Public Vote

By Carolyn Rice

After a low-key hearing, the Local Agency Formation Commission (LAFCO) Tuesday night unanimously approved the consolidation of Mid Carmel Valley Fire Protection District and County Service Areas (CSA) 43 and 39. But opponents pledged to start a petition drive to force a public vote, claiming neither the supervisors nor LAFCO was listening to their objections.

On Jan. 29 at 4:15 p.m. the Board of Supervisors will hear protests to the plan, and those who object have 30 days following this to file a petition requesting a public vote, said Jim Cook, LAFCO executive officer.

The 5-0 vote came after less than an hour of testimony by three proponents and five opponents to the plan. Only 33 people attended the meeting. This contrasted sharply with the large crowds at earlier public information sessions and a Board of Supervisors' meeting on the reorganization.

Helen Melville, newly elected chair of CSA 43, said the reason that opponents did not attend was that they did not feel LAFCO members would listen to them. "There were over 200 here (at the Board of Supervisors' meeting) and they ignored it. That's not listening to the people," Melville said. "I felt they were trying to railroad it through."

Another CSA 43 resident, Nancy Henares, told LAFCO members that "the Board of Supervisors and LAFCO have not been receptive in listening skills. I think it is shameful the way LAFCO and the Board have acted in this matter."

A new member of the LAFCO board, Lance McClair, mayor of Seaside, said of the reorganization report: "There are some things left out as to what kind of communication emanated between residents and the boards." But he said he would vote for the plan and encourage citizens to initiate a petition if they oppose the reorganization. "Let the process carry on," he said.

Melville said a group of people are already working on petitions to demand a public vote. The petitions must be signed by 25 percent of the landowners or 25 percent of the registered voters in the CSA 43 and 39 to put the matter on the ballot.

The plan would consolidate CSA 43, which runs from the mouth of the valley to San Carlos Road near mid Valley, and CSA 39, which includes the Josselyn Canyon, Del Monte Fairways and Aguajito areas, with the Mid Valley district. The two CSAs are now staffed by California Department of Forestry (CDF) crews working under contract.

A consultant's report said the reorganization will save $240,000 a year during the first five years.

LAFCO's Cook said this money could be used to obtain a higher level of service for residents. The savings will come from elimination of administrative personnel at CSAs 39 and 43 and County Public Works Department contracts for day-to-day business administration of the two CSAs.

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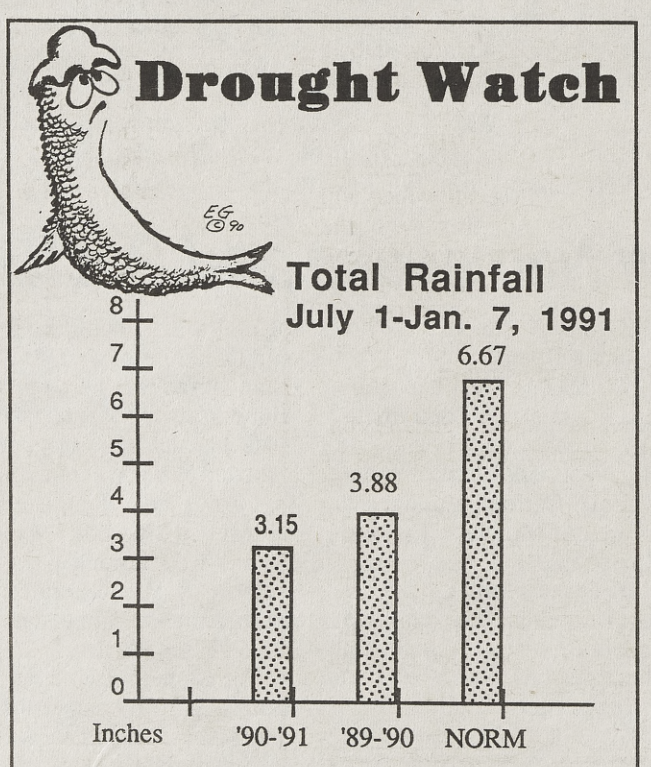


*The rain year is measured from July 1 to June 30. The chart above shows rainfall for year-to-date for this year, last year and what is normal, based on 30-year records for Carmel Valley Village maintained by observer Graham Matthews.

For the full rain year, 30-year average precipitation in the Village is 18.25 inches. Since 1986, the area has received significantly below normal rainfall. It got 11.24 inches in '86-'87, 10.06 in '87-'88, 11.06 in '88-'89 and 13.32 in '89-'90. *Chart by June Levora*

Setting It Straight

In its Jan. 3 issue, the *Sun* got the birthday of Laura Ann Conneau wrong in the New Babies column. The daughter of Jeff and Annie Conneau, Laura Ann was born Nov. 27 at Community Hospital.

Elizabeth Barratt's byline was inadvertently omitted from the *Yesteryears* column in the Jan. 3 edition.

State Parks to Appeal if Disputed Beach Parking Lots are Rejected

Despite a wall of opposition from the community and the County Planning Department, the California Department of Parks and Recreation served notice this week it will carry its request for Monastery Beach parking lots all the way to the Coastal Commission if necessary.

Parks Department project manager Don Hook told a public meeting at the site Tuesday that the twofold hazards from drowning in the dangerous surf and traffic accidents from roadside parking made the $1 million project essential. The beach is a popular weekend and summer site for deep sea diving classes and, sometimes the two-lane highway can be backed up for several miles.

The Highlands/Bixby Advisory Committee, which called the meeting, voted 5-0 against the project for two parking lots to accommodate 75 cars plus a new restroom facility. It was expected to be turned down by the Monterey Planning Commisson on the recommendation of the Planning Department at a hearing late Wednesday after the *Sun* went to press. The Carmel City Council also opposed the project at it regular meeting Tuesday night.

"It is state park property, and if the County Planning Commission denies it, we will appeal it to the Board of Supervisors, and if they turn it down, we will appeal to the Coastal Commission," Hook announced to the crowd at the start of the hearing.

Under questioning, Mary Wright, District Parks Superintendent for the state, said cars would be charged to park in the new lots. Access to the beach is now free.

"I"ve worked for 16 years on about 50 projects like this, and none of them comes even close to being as controversial as this one, mainly because we don't have an ideal solution," Hook, a senior landscape architect, told a crowd of about 50 at the Highlands/Bixby hearing.

The state said there were 20 aquatic accidents at Carmel River State Beach, of which Monastery Beach is a part, with 16 drownings and 85 traffic accidents with 40 injuries along Highway 1 near the beach between April, 1977, and 1987.

But with the exception of one unidentified man who said he thought there should be some sort of parking lot, residents turned a deaf ear to explanations by Hook and Wright.

"Just close the beach," urged resident Joanne Ratcliffe.

"The scuba divers have got the same rights as we do," retorted Dick Criley, a Carmel Highlands resident.

"How does having a parking lot affect drownings?" asked Richard Stokes, a member of the Highland/Bixby Committee.

"We need a better way of forewarning people about the dangers of the beach," Wright explained. "People driving into the area lose a view of the ocean about Sand City or Seaside. This is the first opportunity they get for another view of the ocean. Many are not aware of the dangers."

Wright said the state planned to lead tourists from the parking lots to the ocean along signed trails warning of the hazards of being swept into the ocean and drowning.

Some people complained the plan catered to tourists to the detriment of the local community. Others objected to the loss of trees. The project to build a 40-car parking lot at the north end and a 35-car lot at the south end of the beach would result in the removal of 54 trees on the north near the Bay School for preschool children.

The Planning Commission will cite a raft of objections in its denial, including a finding that creating a total of four vehicular entrances along the 1,200 foot stretch of busy Highway 1 would cause confusion and unnecessary traffic weaving and "may pose a safety hazard to motorists commuting on Highway 1."

The Planning Department has pushed its own recommendation, made to the state last July, to relocate the Bay School in the meadowland to the north so it would not become an island surrounded by the parking lot and its access road.

"The high cost of constructing excessive driveways and maintainng two sets of duplicating facilities within a small beach park does not appear to be economically sensible," it added.

In its findings for the commission, the department said the project was inconsistent with regulations for development in a visually sensitive area, the feasibility of septic and leach field construction was not fully demonstrated, and potential effects of on-site and off-site discharges need to be addressed.

"Whilst the county is committed to the urgent provision of carpark facility in this area," the department said, "the proposed solution must be one that is appropriate and sensitive to the various demands of the area. This application is the eighth alternative proposal to-date. Yet, the environmental issues are far from being resolved. "

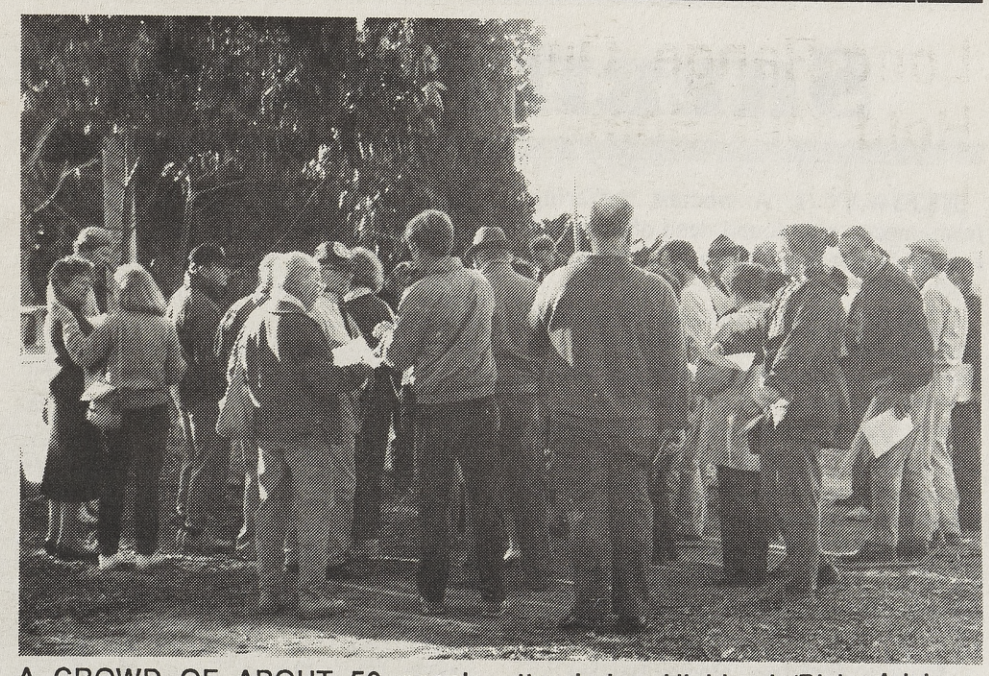
In unanimously rejecting the project, some members of the Highlands/Bixby Committee urged the state to build its parking lot at the site of the ranger's house—known as the Hudson House—on parks department land south of the beach in the Point Lobos State Preserve.

Wright said the land around the house contained rare grasses to which one man retorted, "Then why do you burn it off every year. What's so sensitive that they burn it?"

Hook said his department felt that the Point Lobos Preserve "is so sensitive, you'll never see it used as parking lot for Monastery Beach."

"California is damn near broke," another man added. "Why spend the money when all the constituents don't want it. The parks department owns 75 percent of the land in California. You're coming here to say you're doing it for our benefit when we don't want it."

Another man suggested turning the whole problem over to the county because, "then it will never be done."



A CROWD OF ABOUT 50 people attended a Highlands/Bixby Advisory Committee hearing Tuesday at Monastery Beach. *Sun photo by Isabelle Hall*

Historic Murphy House Gets Go Ahead

Renovation of the 1902 house M.J. Murphy built at the age of 17 was given an enthusiastic green light Tuesday by the Carmel City Council.

Spokesman Brian Congleton, an architect, said people had expressed concern about what was going to happen to the house since it was dramatically moved through the streets June 28 to a city-owned site near Harrison library.

"They're asking, 'Why do they let that shack stand there?'" he said, before showing the crowded council chambers models of what the original Victorian cottage looked like, the house as remodeled into what he called a "Craftsman-style bungalow" in the mid 1920's, and what it will look like after a $100,000 full remodel.

Congleton, a recently appointed member of the City Planning Commission, has donated his services to Carmel Heritage which united with the First Murphy Committee to take over the project.

Also approved was a resolution authorizing the city to enter into an agreement with Carmel Heritage to handle the renovation. The city signed a lease covering the temporary arrangment.

The council, which owns the house, voted last May to assume direct responsibility for plans to remodel it and create a combination parking lot-park at the Sixth Avenue and Lincoln site, thereby eliminating the Planning Commission process. Once completed, it will be used as an informal community gathering place.

As there is a three-quarter-inch water meter on the site which dates from the time before the city acquired it, the project may not be affected by the moratorium on all new water connections imposed by the Monterey Peninsula Water Management District. City Administrator Doug Schmitz said after the hearing that officials will take this up with the district.

Greg D'Ambrosio, Director of Administrative Services, drew praise for the landscape design of the site which will be heavily treed in keeping with the "forest" nature of the city. Plans also call for an underground public washroom at an estimated total cost of $300,000 to $350,000. The council has yet to appropriate funds for the project.

Enid Sales, who will be the general contractor for the project, said it would be completed by Dec. 20 at a cost of $100,000. She said Carmel Heritage had received an anonymous gift of $19,000 raising the total funds in hand to $25,000.

"Sixty percent of the cost will be paid through grants and contributions," Sales explained with the rest provided by donations of labor and materials.

Murphy, who went on to become the prime builder of Carmel and Pebble Beach homes, built the 800-square-foot cottage for his mother and sisters.

The most recent owners, Joseph and Stella Biason, donated the house to the city. Moved from a hidden courtyard site west of Mission Street, it is the first building ever given an historic designation by Carmel.

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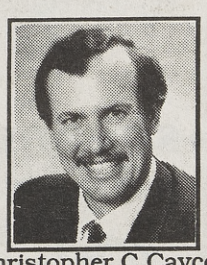
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SHERIFF'S LOG

HIGHWAY 1. A woman, suffering from cancer, was found dead of apparent natural causes in her room at Mission Inn. 1/12.

CARMEL RANCHO. An open door was discovered at Pizazz Fashions in the Barnyard, but nothing was found amiss. 1/1.

MID VALLEY. A man, observed driving erratically on Schulte Road, was arrested on charges of driving under the influence and turned over to the CHP. 1/1.

SOUTH COAST. A San Francisco man called to report the theft of his videocamera while he was in the bar at Nepenthe. 1/2.

Bixby Bridge Parachutist

SOUTH COAST. A PG&E employee reported seeing someone parachute off the Bixby Bridge. 1/2.

CARMEL. A woman on Ocean View reported a suspicious object in her neighbor's driveway; investigating deputies found a big, green dumpster. 1/3.

Caltrans Counters Stolen

HIGHWAY 1. Caltrans reported someone stole two of its vehicle counters from Highway 1 near Carpenter Avenue. 1/3.

CACHAGUA. A resident reported someone stole the passenger side door off his 1964 1/2 Mustang while he was gone during the day. The car had not been registered since 1980. 1/3.

RIO ROAD. A woman reported someone stole a Christmas card containing $10 for her garbageman on 12/18. 1/3.

RIO ROAD. An Oregon man was arrested for driving under the influence at Rio Road and Highway 1. 1/3.

RIO ROAD. A Marina woman reported a window in her car was broken while it was parked at the Safeway at Crossroads. 1/4.

RIO ROAD. A woman reported tapes were stolen from car parked outside her home. 1/4.

LAURELES GRADE. Deputies observed and arrested a Salinas woman on charges of driving under the influence on Carmel Valley Road at Garland Park. 1/4.

Target Practice Discouraged

MID VALLEY. A 13-year-old youth was warned by deputies about target shooting a .22 revolver at his home on Via Mallorca. 1/4.

VILLAGE. The owner of the Tin Lizzie Restaurant reported being hit in the face while trying to break up a fight between two customers. 1/4.

MID VALLEY. Stopping a car for having an obstructed license plate, deputies found two men in possession of stolen property. The men were from Shawnee, Okla., and Seacliff, Calif. 1/4.

Helper Involved in Theft

MID VALLEY. A woman living at Hacienda Carmel reported her nurse assistant stole her Visa card and two checks from her purse. 1/5.

SOUTH COAST. A Yankee Point woman reported a strange vehicle in her driveway; it was gone when deputies arrived. 1/5.

RIO ROAD. A Carmel woman reported she lost a star sapphire ring while shopping at Safeway at the Crossroads. 1/6.

MID VALLEY. A resident of Dorris reported his car was vandalized while it was parked on Congress Road. 1/6.

$500 Reward Offered In CV Park Vandalism

Randy Randazzo, new president of the Carmel Valley Park District board, personally is offering a $500 reward for the arrest and conviction of vandals who damaged a barbecue pit under construction at the park in the Village.

In reporting the damage on Jan. 7, Randazzo told sheriff's deputies that an estimated $200 worth of damage occurred when someone broke 8-10 firebrick lining the pit.

"It couldn't be anything but maliciousness," Randazzo said. He said the vandalism occurred some time between Dec. 22 and Jan. 7. He asked that anyone having information about it call him at 659-2472.

In The Water Management District

New Well Ban Delayed

Cautioned it was raising Constitutional and long-standing water rights questions, the Board of Supervisors put off action on a proposed ordinance to bar drilling of new private wells in the water management district as long as its building moratorium continues.

Environmental Health Officer Walter Wong proposed the ordinance at the suggestion of the Monterey Peninsula Water Management District, arguing that the ban was necessary to protect public health.

A number of citizens and even a couple of the supervisors suggested that the ordinance failed to make a convincing case for that logic.

Answering questions raised by Supervisor Marc Del Piero, Wong said he based the need for an emergency ordinance on his professional judgment.

The draft ordinance said only: "In order to protect existing water supplies...and to ensure that sufficient water supplies are available to meet human and environmental needs, it becomes necessary to limit the drilling of new wells... until the conditions requiring this moratorium are alleviated."

Supervisors agreed to send the ordinance back for revision based on comments at the hearing and will take it up again at 5 p.m. Jan. 22.

Attorney Lloyd Lowrey told the board the proposed ordinance raised questions of riparian water rights, due process and inverse condemnation among others. He also said it may have failed to address issues required by the California Environmental Quality Act (CEQA).

Calling the ordinance "a paper pigeon," he suggested that it was liable to get shot full of holes and urged the supervisors to take time to try to answer some of the issues before proceeding.

Larry Foy, general manager of Cal-Am Water Co., noted that the draft ordinance called water in the Carmel River aquifer underflow of the river—a highly technical determination that is being bitterly contested before the state Water Resources Control Board. Supervisors agreed that the term should be deleted.

Supervisor Karin Strasser Kauffman said most landowners in Carmel Valley had long since sold their riparian water rights, most of them to Cal-Am. But attorney Tony Lombardo, saying he represented about a dozen clients, pointed out that the Williams family, Hacienda Carmel and the Valley golf courses still owned their riparian rights.

Lombardo called the proposed ordinance "an extraordinary measure" and said a fairer approach would be for the water management district to put all private water well users in Carmel Valley under the same 20 percent rationing requirement.

Strasser Kauffman responded that landowners in the Valley with their own wells already were "sharing the hardship," claiming that they were voluntarily achieving savings of 30 percent.

Alan Williams, a member of the Valley's Williams family, appeared on behalf of Clint Eastwood's project to renovate Carmel's Mission Ranch. He noted that plans called for the drilling of a well near the coast so brackish water could be used for irrigation in place of potable water from Cal-Am. He asked that the new well there be specifically excluded from the ordinance.

Williams also said that 10 acres had been removed from production at his family's farm, saying "everybody in Carmel Valley who has a well ought to be doing the same thing" to conserve water during the drought.

On another matter, the supervisors also put off until Feb. 12 whether to charge cities, special districts and other agencies $71.87 for each person they book into County jail.

The board set the fee in October after the legislature authorized it to help the counties make up some of the state revenue they lost. However, cities protested the proposed fee, claiming they couldn't afford the fee.

The delay in implementing the fee was suggested by Chairman Sam Karas, who said he wanted to be responsive to the cities' concerns and wanted to see if other funding could be arranged.

In a report to the supervisors, the staff noted that 3,416 prisoners were booked into jail from July through Oct. 31. "If bookings remain at this level, this will generate approximately $737,000 in revenue during Fiscal year 1990-1991," the staff report said.

The proposed ordinance noted that the state cut its funding to Monterey County by about $4.5 million for the new fiscal year.

Carmel City Administrator Doug Schmitz reported seven bills have been introduced in the legislature so far to repeal or amend authorization for charging the booking fees.

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River Clearout Completed; Dam Drawdown Slowed

With the upper streambed mostly cleared of vegetation, water management district officials are hoping for rain not only to recharge the Carmel River aquifer but to see how their cleanout will work.

Completed Friday, the work cleared away trees and brush that grew up in the river channel during four years of drought and could have caused the river to back up, flood and cause erosion.

"I hope we get a chance to test it," said Andy Bell, engineering manager for the district.

He said California Conservation Crews (CCC) and convicts working for the California Department of Forestry (CDF) worked eight weeks with hand tools taking out trees and brush, and the water management district hired its own crews who worked three weeks to finish up the job.

The streambed was cleared from Moore's Pond above Rosie's Bridge to the narrows near Scarlett Road with the exception of one stretch of 200 yards or so downstream of Boronda Bridge.

That stretch, made up of 16 separate parcels, was skipped because some of the owners did not want to give permission for the work to be done, Bell said.

"I dearly hope there won't be any problem because of it," he said.

Meantime, Darby Fuerst, water resources manager for the water management district, reported that snow melt from the watershed's higher reaches, combined with reduced discharge from the dams, resulted in very slowly rising levels behind Los Padres dam as of Monday morning.

He added, however, that both Los Padres and San Clemente dams were only slightly above the so-called "minimum pool" that state Fish & Game officials wanted to maintain.

CLEARING THE RIVER streambed by hand was hard work. Crews put in 11 weeks clearing away vegetation which might have caused water to back up, flood and cause erosion.
Sun photo by John Anderson

"It is very difficult to predict" when officials might have to stop the flow from the dams into the Carmel River, Fuerst said. Like Bell, he expressed hope that rains would set in to begin to refill the reservoirs and the river aquifer.

But he said the water management district staff already was considering how rationing would have to be tightened if the rains do not come. He said the district's board of directors would take up a "conceptual review of Phase 4 rationing" at its Jan. 28 meeting.

Twenty percent rationing has been in effect in the district for two years because of the deep drought. No specific figure has been decided if it must be toughened, but the possibility of 40 percent rationing has been discussed by board members if rains do not come.

If deeper rationing proves necessary, Fuerst said he expected the first reading of an implementing ordinance would be held in February, a second reading in March and that it would go into effect in April.

For his part, Bell also said he would like the river to flow to see if it would scour out the roots of the trees and brush that the work crews cut out.

"If there is enough flow to scour out the roots, that would be good," Bell said. "If that doesn't happen and they sprout next spring, then we'll have to decide what to do about them."

The work recently done in the streambed did not involve any digging to remove roots. The top growth was simply cut off with chainsaws and loppers.

Bell said all of the river clearing work cost the water management district only an estimated $5,000 or $6,000. The CCC and CDF crews are publicly funded when they work for public agencies, he said.

When water officials first reduced the flow from the dams into the river, it caused pools near Rosie's Bridge to temporarily dry up, killing hundreds if not thousands of fish and other water animals.

Wells being pumped in the upper aquifer for the first time since 1988 contributed to the fish kill since they quickly drew down the water remaining in the pools.

Fuerst said the Robles well near Rosie's Bridge, which had been running 18 hours a day, froze up during the Christmas week cold snap. Since then, he said it has been operated manually and not as much.

He said the clearing of the streambed may also help reduce the amount of water needed to keep the pools full.

Recount Gives Carmel 138 More Units, Could Cost $53,000

The Census Bureau's recount of Carmel-by-the-Sea added an additional 138 housing units for a total of 2,185, still far below the California Department of Finance records. The shortfall could cost the city the loss of $53,000 in tax revenues.

The Census report shows that nearly 30 percent of the city's housing units were vacant.

Assistant City Planner Rick Tooker estimates the shortfall of housing units could result in as many as 380 to 592 persons not being counted in the 1990 census. Total population estimates will not be reported to local jurisdictions until later this month.

"Together the discrepancies in the total number of dwelling units and the number of vacant units could result in a total population of approximately 4,133 which is 19 percent less than estimated by the Department of Transportation and Association of Monterey Bay Area Governments (AMBAG)," he said.

"In terms of a dollar figure, the city stands to lose approximately $53,000 as a result of the census enumerations."

Carmel contested the census figures Sept. 12 but was told that local officials "may not contest population estimates and vacant unit counts," Tooker said.

The city said it had nearly 5,000 residents of whom 3,964 were registered voters. The 1990 census counted just 3,775 people, down 980 from 1980.

The state Department of Finance reported last January that Carmel had 2,702 dwelling units and 618 vacant units for a total of 3,320, 202 more than the census showed.

A Carmel city survey last November showed just 33 units more than the census estimates of 2,185 dwelling units and 933 vacant units for a total of 3,118.

"The number of vacant units recorded by the census in 1990—933 dwelling units—as compared to the 1980 estimates—618 dwelling units—constitutes an increase in the vacancy rate from 18.61 percent to 29.92 percent over the past decade," Tooker said. "A 315 increase in the number of vacant dwelling units could result in as many as 592 persons not

Continued on page 18

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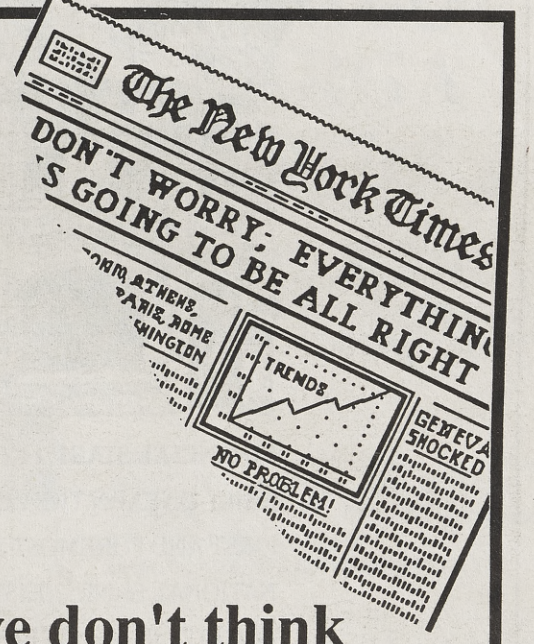

THE WEEKLY SUN

659-4855

Something for Everyone At Second Village Affair

A variety of enticements will be offered to residents who attend the second annual Village Affair Jan. 21 to help raise money to build more pathways in the Village. They include:

- Door prizes including $300 in cash and a two-night stay at the romantic Inn at Saratoga.
- A week-long skiing trip to Sun Valley including air fare, a week's stay in a condominium on Kauai, or a handcrafted wooden bench valued at $600. These items and many more will be in the live auction.
- Local artwork, gift certificates for goods and services from local businesses and luxury overnight accommodation packages. They will be up for bid in the silent auction.
- Poached salmon with dill sauce, pecan pie slices, prime roasted beef canapes with blue cheese butter and baked ziti chicken cacciatore. The tastiest hors d'oeuvres that 20 Village restaurants and caterers can offer will be served, along with fine wine from seven area wineries.
- The services of seven of the Valley's leading chefs to prepare a private dinner for eight. Organizers suggested groups of friends should get together to bid for their favorite chefs in the live auction.
- Entertainment by Pat Duval, the singing sheriff, and Linda Christian, vocalist and guitarist.

Tickets are $25 per person for the event which will be held 5:30-8 p.m. at Los Laureles Lodge. They are on sale at Los Laureles Lodge, Carmel Valley Market, Valley Lodge, the Weekly Sun, Kasey's, Sweet Retreat and Carmel Valley Business Services. They also can be purchased from members of the Carmel Valley Village Improvement Committee (CVVIC) which sponsors pathway construction.

Attendance will be limited to 500 and a tent twice as large as last year's will help eliminate the overcrowded that marked the first Village Affair. It raised some $16,000 which was used to build and landscape additional segments of the pathways.

Plans call for pathways to be built ultimately from Rippling River on the east side of the Village to the Community Center on Ford Road. Since the Village is unincorporated, no government exists to build walkways in the Village, so CVVIC initiated the construction of pathways in 1987. They provide safe places to walk, especially for children and residents of Rippling River, a number of whom are handicapped.

Meantime, organizers reported receiving a $500 contribution from a Valley couple who said they could not attend the event, but wanted to support the pathways project.

Separately, Dirk Oldenberg, general manager of Los Laureles Lodge, said he would provide a room for $45 for residents wanting to stay overnight after attending the event.

CAT-IN-A-HAT? No, a calico cat in a tire. Decoy, a cat owned by Sabrina Chavers, has been missing from her home for a couple of days since her picture was taken by a Sun photographer.

Carmel's Ice Cream Wars Rage On

Jay Wiener, owner of an ice cream store on Ocean Avenue, told the Carmel City Council Tuesday there are 23 chain stores on the prime shopping thoroughfare and his will soon be the 24th unless he can expand his business.

"Tourists ask, 'What happened to Carmel? It used to be so quaint,'" Wiener said. "What happened is that rents skyrocketed and the little shops left. The best locations were snapped up by the chains.

"If we go out of business our prime location will be snapped up and there'll be 24 chains," said the owner of Cocogelato which is licensed as a confectionary permitted to sell frozen desserts.

Wiener and his wife, Sharon, had prepared a list of the chain stores located on Ocean Avenue and at Carmel Plaza, ranging from I. Magnin to Mrs. Field's Cookies, Laura Ashley, the Sharper Image, Coach Leathers, and Saks Fifth Avenue.

Appearing for the second time since Sept. 4, the couple appealed a Planning Commission denial of their second request to expand their ice cream business to soup, sandwiches and salads served in the store as well as for take-out. They said there is a demand for a $5 lunch or dinner from local residents and people who work in the city.

Councilman Ken White said he had a feeling of déja vu, "We're going around in circles."

On Sept. 4, the council voted 4-1 to deny an identical request from the Wieners. At the time, it also ordered a review of the regulations put into effect in the 1986-87 "Ice Cream Wars" when Carmel, under Mayor Clint Eastwood, prohibited fast food stores and created the special category for frozen dessert shops.

It was suggested then that the Wieners come back with a request for a full service restaurant.

When the council voted 5-1 against the appeal Tuesday night, the couple tried in vain to explain from the audience that is precisely what they did when the Planning Commission turned them down Nov. 28 with the comment, "There are too many restaurants on Ocean Avenue."

The couple said they were willing to do "whatever it takes" to qualify as a restaurant if that is what the council wanted but Planning Director Diane White indicated the building they rent may not qualify to have a kitchen.

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Packard Foundation Delays Decision On New Ownership for Hidden Valley

The Packard Foundation is having trouble giving away ownership of Carmel Valley's Hidden Valley performing arts center, finding that room is limited for additional programs that could be conducted by a new owner.

"I think everyone has good ideas that just don't work out sometimes," said Nancy Glaze, program officer for the Los Altos-based foundation established by electronics pioneer David Packard and his wife, Lucile. "Right now, what we envisioned just does not seem do-able."

The foundation had intended to pick a new owner for the 7.5 acre facility by the end of December from a group of three finalists—the San Francisco Opera Company, Monterey Peninsula College and York School. But it missed that deadline, and Glaze said it probably wouldn't make a decision until a March 13 board meeting—and might not decide by then.

"We're not under any real time pressure to have to decide what to do," she said.

The facility is comprised of a theater, dance studios, dormitories which sleep 80, offices and parking. It is located south of Carmel Valley Road near the Ford Road intersection. The Packard Foundation bought it in 1986 to ensure that it would continue to be a performing arts center.

The foundation had said it wanted to find a new owner that could provide additional performing arts programs to supplement the offerings of Peter Meckel's Hidden Valley Music Seminars. Meckel still has some 15 years on a 20-year lease, and the foundation has said that the new owner must be able to work within its constraints.

"We wanted an active landowner as opposed to a passive one," Glaze said. She added, however, that as the foundation looked at proposals for new programs to complement Meckel's, it discovered there wasn't as much "excess capacity" at Hidden Valley as it initially thought.

"I do think circumstance has played a big part in making the decision difficult," Meckel told the *Sun*. "While the foundation was thinking of giving ownership away, Hidden Valley's programs were growing.

"When you look at what's going on here, it's hard to imagine more intensive use of the facility," he said.

Meckel explained that the dance program has doubled in size recently, its elderhostel program has grown and all its summer music programs are back in operation. He added he was also working to restore an opera program.

Asked if the foundation was looking for other potential owners beside the previously announced three finalist, Glaze said, "No. Any one of the three would be fine. The question is, under what conditions?"

A factor in the delay in making a decision was that Packard was called away on business and missed the foundation's December meeting, Glaze said.

To help guide its deliberations about the future of Hidden Valley, the foundation appointed a local advisory committee. Its members included Ken Ehrman, a Monterey attorney; Lee Rosen of Carmel, a member of the Bach Festival board; Bob Swenson of Santa Cruz, who is with Cabrillo College; Jean Thomas of Carmel Valley; and Scott McClellan of Monterey, who is with Pacific Monthly magazine.

The foundation disclosed in July that it was seeking proposals from about a dozen organizations which were being considered for possible ownership. It said at the time that the facility was not being used to capacity, and it wanted to give the property to a new owner because it wasn't in the land management business.

The Carmel Valley Community Youth Center and the Carmel Valley Park & Recreation District made a joint bid for the facility, but were not chosen as a finalist. The foundation said at that time it was looking for an organization with stronger performing arts experience.

LEARNING RIDING from the horse's view are Carley Howell of Pacific Grove and May Woodward of Carmel Valley. They attended Sabrina Chavers' Christmas camp in the Valley where girls take turns being the horse, put a small bit in their mouth and learn what it's like to have someone try to direct them without other communication.

Sun photo by Stan Hall

Art Museum Needs Docents

The Docents of the Monterey Peninsula Museum of Art have scheduled a seven-week orientation program starting Jan. 28.

The program will be held from 10 a.m. to noon every Monday through March 18. Docents serve as volunteers, working three hours per month in the Docent Office, conducting tours, and helping with research and the installation of exhibitions.

Interested persons should contact Training Chariman Susan DuCoeur, 624-3708.

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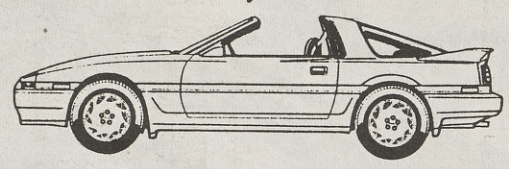

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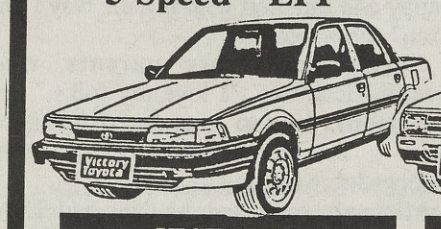

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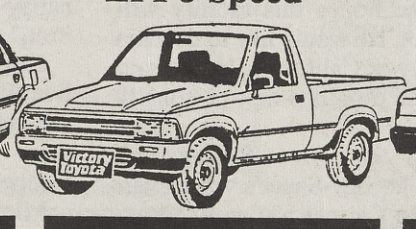

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#5 HEITZINGER PLAZA

BUY THE BEST A BETTER WAY

Wheelchair, Van and a Computer Help Free Village Woman

By Carolyn Rice

With a van named Freedom and a wheelchair she calls Porsche, Chris Sauer travels through life with a zest that might surprise most people.

A resident of Rippling River in the Carmel Valley Village for the past 15 years, she can not walk without help and must communicate complex ideas by typing her thoughts into a computer which prints the message out on a quarter-inch wide tape.

But after a few minutes of talking with this 38-year-old, college educated woman, it becomes apparent that she's bright, cheerful, aggressive and has plans.

When she was three, Sauer developed a mysterious disorder of her central nervous system that took away her ability to speak and left her with minimum muscle control. She can make noises and a fairly discernible yes and no. She also uses hand signs to communicate, but mostly she is confined to her wheelchair and dependent on her computer.

When asked if her limitations cause her bitterness or frustration, Sauer typed out a reply that said those moments are "very few and rare."

In spite of her limitations, Sauer is quite independent. Her companion for two years, Phil Michaels, who plays drums with The Smoking Guns, a rhythm and blues band, said, "Chris will go anywhere in her wheelchair." He said he repairs it about once a week when she "knocks the wheels off or smashes pedals off" due to her uninhibited driving style.

Sauer is a familiar figure speeding through the Village. Both she and Michaels complain that some of the pathways that have been built in part to help residents like Sauer are too steep or too angled for wheelchair-bound people to use.

As a result of such complaints, the Carmel Valley Village Improvement Committee (CVVIC), which sponsors construction of the pathways, has created an advisory committee of residents from Rippling River to guide future pathway design.

But steep paths don't stop Sauer. "Chris is more aggressive than others. If the path is too steep, she just goes out on the street and holds her arm up against the traffic," Michaels said. He added that other Rippling River residents might be reluctant to do that.

"We have some spare wheelchairs, and we would like to put the people who planned the pathways into them and let them see how far they can get," Michaels said. Both Michaels and Sauer said problems often occur for special needs people when the able-bodied design facilities for them.

Computer age equipment has done much to enhance Sauer's life. In her apartment she has a telephone with a keyboard that she can use to call the California Relay System which then contacts the person whom she's calling and facilitates the conversation.

About five years ago, she got a five by seven inch computer which prints out her conversations. She types messages with one finger with her other hand steadying her typing hand.

Five months ago, Sauer bought a used computer, which according to Michaels, "has opened up a whole world for Chris. She writes letters and stories," using the one or two finger method of typing. One project Sauer is working on is a local travel guide for people in wheelchairs with information on which restaurants are accessible.

She and Michaels traveled through northern California last summer and found that not many campgrounds have easily accessible accommodations for people in wheelchairs.

She accompanies Michaels when he plays with his band and is keeping notes on which local nightspots have good facilities for handicapped people.

When asked what is most aggravating to her as a handicapped individual, Sauer replied, "Good question. Simple answer. The bathrooms.

"They are too small, not wide enough, not long enough and the toilet is too low or the bars aren't right, " she wrote on her computer.

The couple wants to camp in Canada next summer and is researching which campgrounds can accommodate handicapped individuals.

They said also may make another trip to Oregon with Jack Joyce, a Carmel Valley resident who owns a ranch near Canyonville, Ore. Joyce, who will retire from the Navy Postgraduate School in a couple of years, wants to develop his ranch so that all types of disabled people can use it for recreation and rehabilitation.

'PORSCHE' IS THE NAME of the wheelchair which enables Chris Sauer to get around. She is a familiar figure speeding through Carmel Valley Village.

Sun photos by Carolyn Rice

Joyce said that Sauer has given him some good ideas for the development. Joyce envisions a campground, basketball courts for the disabled, golf course that all people can use, and ramps to the river that will give all access to fishing.

"Hopefully most of the facilities will be designed and planned by handicapped people," Joyce said. "Some people have never had a chance to enter the main flow of life."

Joyce said he hopes this facility will help change that. He would like to develop a similar facility in California, but he said the price of land prohibits him personally from doing so.

Joyce said he met Sauer and Michaels after he saw Sauer's wheelchair rolling along the Carmel Valley Road out of control with Michaels running behind her, trying to catch up, with his guitar flung over his back. Sauer landed in some bushes. "Boy, I've sure got to meet those people," Joyce said he remembered thinking to himself.

An avid 49er football fan, Sauer is trying to convince San Francisco quarterback Joe Montana to send her and Michaels tickets to the Super Bowl. She has also heard that he sometimes visits this area and said she would love to meet him personally.

Sauer said "my spunky side came from my Mom and I have been like this ever since I can remember." Her mother was a special education teacher and knew how to help her daughter when she became disabled. "When I was younger my Mom encouraged me to be like I am—which is happy and satisfied with life the way I am in it," she wrote.

Chris said of her parents, who live in Richmond, "I love my folks," but she doesn't like to visit for them more than a few days, valuing her own independence too much.

Michaels said that he has had little problem communicating with Chris. When they first met, "I looked in her eyes and saw someone was home. She looked in my eyes and saw something, too. I look at people from the inside out anyway," he said.

CHRIS SAUER finds her voice through the computer. She uses one finger to type, steadying the typing hand with her other hand. Stricken with a mysterious central nervous system disorder as a child, she can make noises and a fairly discernible "yes" and "no."

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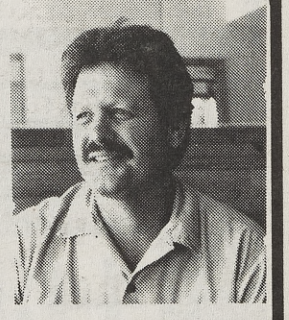

Jeff Watts

$307,000 Price Tag

A Parking Spot in Carmel Is *Really* Worth a Fortune

Alan Williams, chairman of the Ad Hoc Parking Committee, has stunned Carmel business people with a survey that pegs the value of one parking space in the tiny city at $307,000 a year worth of gross business.

Williams told the *Sun* his figures are still in the rough stages but they are the result of two years work by the committee to come up with answers to the one-mile-square city's parking problems. The report will be refined and submitted in draft form to the City Council for public comment in 60 to 90 days.

In a speech to the Carmel Business Association (CBA) last week, Williams described how the committee arrived at its valuation of one parking space in the central business section of town.

A survey of the 600-odd local businesses showed that 2,300 cars come to Carmel daily carrying employers and employees. Of the total, 500 park in front of people's houses in the residential area and walk to work; 330 park in timed parking spaces on the streets; and 1,100 cars park in untimed spaces.

The city only has 900 timed parking spaces so that leaves just 570 parking spots for customers on any given day.

Over the last three years, businesses in Carmel have done a total of $175 million in gross sales as an annual average.

So, Williams said, the committee, divided $175 million by 570 and came up with a rounded figure of $307,000 as the price tag on one parking space.

He used the projection to warn business owners—many of whom take up these spaces themselves—what it costs them to deprive a customer of a parking spot.

Actually, the committee thinks the situation is even worse. In trying to account for the whereabouts of all the cars that come to the city daily, it has an undercount of 220 which it assumes are probably also using up those timed spaces. If this is true, then there are only 250 spaces left for buying customers.

And, if you divide $175 million by 250, then each space is worth $700,000.

"Studies have shown us that people look at Carmel as another regional shopping center—only a shopping center without any parking," Williams laughed. "But, I don't want to get lost in terms of numbers."

The Ad Hoc Committee has representatives from the business community, the Carmel Residents Association and the Northeast Property Owners Association representing all segments of the city, Williams said. The original poll on parking was done by the CBA a year ago. At the time 250 responses were received out of 640 which is considered a good response.

It has already proposed that one-hour timed parking spaces be increased to two hours but, Williams said, the committee warned the city if this is done, "You better be prepared to police those spaces."

Carmel earns $400,000 annually just in parking fines.

"We recognize that our work force is taking up most of the parking," Williams said, "and, there's only so much space in this town."

There wouldn't be any commercial center without the work force so the committee is looking for solutions to accommodate everyone, he added. This may mean emphasizing use of such offstreet parking as the Sunset Center parking lot where some employers now pay to rent space for their employees.

There are 350 city-owned parking spots in Carmel at such sites as Sunset Center, the Library, and Vista Lobos Park compared with just 160 spaces two years.

"We've added more parking in the past two years than over the past 20 years," Williams said.

He explained that actually about 5,500 people work in Carmel but due to day, night and weekend shifts, the total arriving at any one eight-hour shift is 2,300.

"Some of the shop owners, particularly the 'Mom and Pop" operators are as abusive about parking in front of their own shops as anybody else,"Williams said.

School, Employees Agree on Raises

The Carmel Unified School District (CUSD) board and its employees reached a tentative agreement Tuesday on 1990-91 contracts which will provide raises.

"We are working on details," said Superintendent Robert Infelise, declining to state the total amount of money that would go for raises or where the dollars would be placed into the pay schedules.

He said details would be available next week. He did say that the increases differ for lower paid and higher paid teachers and are not an across-the-board percentage increase.

Teachers have been working without a contract since the opening of school, a situation which has been common in recent years since the district and its employees began operating under a series of one-year contracts.

Carmel Approves Resident Parking Law

The Carmel City Council has approved an ordinance to allow parking in designated areas only by persons with a resident parking permit.

The ordinance was approved Tuesday on first reading as the result of an experiment in the Torres and Eighth Avenue areas. After second reading in February, the ordinance could take effect in six months if the council decides to designate a specific area for enforcement.

A report on the effectiveness of the Torres-Eighth Avenue also will be considered in February.

The General Plan provides that the city consider prohibiting on-street parking in certain areas of the R-1 district for nonresidential purposes as part of a citywide parking management program.

Council Rejects Luxury Condos

Continued from front page

on the half-acre site. Murphy was given a bonus under state law for providing affordable housing. He got another bonus under Carmel law for various design criteria, and it was this bonus which the council felt was too generous.

The project would have 10 condominium units and 10 apartments with two of the apartments set aside as affordable housing. Murphy's attorney, Jim Heisinger, said he had received many cards and calls from people in Carmel who want to move into the project when it is completed.

"It's the best thing I've seen for the this property which is now an eyesore," Fischer said. "I can't see any better solution unless the city buys it."

"We have a crying need for multi-family housing," Mayor Jean Grace said. "We have a state mandate that gives us no choice. This is an overdue project. I am loathe to send it back to the Planning Commission."

Heisinger questioned the value of Carmel even having the bonus for design, "If you can't go up because you lose the view and you can't go out, what good is the bonus? What incentive is left for the developer not to go up two stories and make it nicer for the people who live there. The garage has been redesigned a dozen times."

"I encourage you not to send us back to the Planning Commission with a laundry list of changes like this," he pleaded.

Councilman Jim Wright said the concept of bonuses, approved about a year ago, "is almost self-defeating. If the project provides for open space in an outstanding way then we're going to give a bonus that in turn tends to reduce the open space. We need to look at the rationale behind bonuses and see they don't turn out to be self-defeating. "

With Councilmembers Barbara Brooks, Ken White and Wright all members of the CRA, the conclusion seemed foregone.

***""I don't know why we bother** with a city council," muttered one woman in the audience. "Let the CRA run the city. They do anyway."*

"This appeal has brought this project before the city council because it is simply too big and too dense for our village," said David Maradei, representing the CRA.

Project architect John Matthams described how he had worked with the Planning Commission over the years. He said, "The only people in the city who've ever voiced an opinion is the Horizon Inn (immediately adjacent to it) and they've said it was excellent."

The mayor, who voted to approve the appeal despite expressing regret at the action, said she was surprised that concerns such as the CRA expressed were just being voiced. Her remarks prompted a sharp rejoinder from J.S. Holliday, who said, "This appeal has made it possible for the audience and the city council to consider the project."

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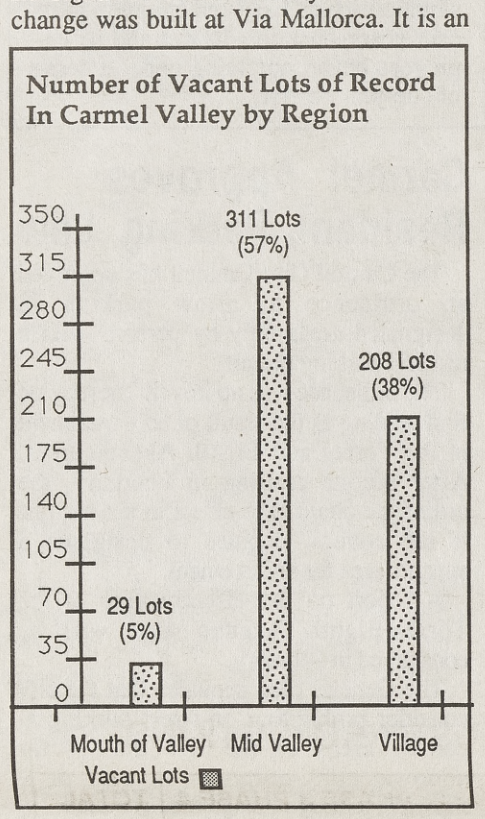
EIR Urges Additional Improvements on Carmel Valley Road

Continued from front page

In examining alternatives to the CVMP projects, the EIR found construction of the controversial Hatton Canyon Freeway would make little difference to traffic volume projections on Carmel Valley Road.

Even if the freeway were built, the EIR forecast that traffic congestion in the Valley would continue to worsen unless other traffic improvements were made. The report also concluded that increasing mass transit use would not eliminate the need for road improvements, but might encourage more intensive development near transit stops.

The additional improvements were estimated to cost $1.36 million to $3.74 million depending on whether a traffic signal or a more costly minor interchange was built at Via Mallorca. It is an



intersection with a high accident rate attributed to "a high proportion of elderly drivers" from retirement complexes. The CVMP shunned traffic signals as too urban for the rural Valley.

The EIR found no significant growth-inducing impact from the 20-year highway improvement plan outlined in the CVMP which sets precise growth levels. These allow 1,310 residential lots, including 572 existing and buildable vacant lots of record (the total includes 108 previously subdivided lots at Carmel Valley Ranch), and 425 hotel or motel rooms.

No numerical limit was set on such commercial development as office and retail space but this was limited to six small areas. The EIR assumed 394,000 square feet of commercial development but said any more would be further limited by availability of designated land, restrictions on site coverage, CVMP policies such as the moratorium that can be triggered by excess traffic and the public review process.

The EIR was prepared by the Planning Analysis & Development Co. of San Francisco for the Monterey Departments of Public Works and Planning. It was ordered by the County to update conditions since the Superior Court upheld the CVMP EIR May 5, 1987, and to assess the effects of land use and traffic policies over the 20-year life of the plan.

Carmel Valley Road carries between 3,000 and 23,000 vehicles per day on its various segments, with volume increasing toward Highway 1 to a peak between Highway 1 and just east of Carmel Rancho Boulevard where some shifts to Rio Road.

"The majority of Carmel Valley Road operates at an unacceptable level of service in terms of mainline flow during peak hours," the EIR said, forecasting that by the year 2005 the volume will be about 35 percent higher than it is today.

Traffic volume will be affected over the 20-year-plan not only by the carefully controlled growth within the Valley but by projected growth outside the Valley. The EIR said 4,586 single family residences, 80 condominiums, 840 hotel rooms and 203,000 square feet of commercial development will be built by 2005 in Cachagua, Rancho San Carlos, Toro, the Highway 68 area and the Peninsula communities of Carmel, Pebble Beach and Del Monte Forest.

Crammed full of information, the EIR provides an overview of Carmel Valley in 1989 and a picture of how it is projected to grow over five-year increments to the year 2005.

As of 1989, the Valley had 4,847 single family houses, 1,209 multi-family dwellings, 12 hotels with 476 rooms, 134 retail businesses with 369,000 square feet—most of them at the mouth of the Valley—37 service establishments with 94,800 square feet, 26 restaurants with 93,800 square feet, and four golf courses with a total of 72 holes.

No major subdividisons were approved and built between 1986-89 which covered most of the first five-year phase of the Master Plan. The EIR said this created a backlog of permissible development which permitted Quail Meadows, for example, to subdivide 56 market rate lots rather than being restricted to 37 units annually.

The only other major residential development in Phase 1 is the 200-unit Overview Senior Housing project— now called Pacific Meadows— currently under construction west of Del Mesa.

The only commercial development included was 4,000 square feet of space in the Village, comprised of two new, two-story buildings on Carmel Valley Road.

Major new residential development in Phase 2 between 1991 and 1995, the report said, will include 30 market rate units at the Veeder property southwest of the Village, 54 market rate units and 45 inclusionary units at Holt Ranch at Robinson Canyon Road, 53 market rate units and 16 inclusionary units at Carmel Greens near the Mouth of the Valley, 53 market rate units and 5 inclusionary units at Carmel del Sierra north of the mouth of the Valley.

By Phase 4, between 2000 and 2005, the overall quota of new subidivisions will be virtually exhausted but 30 new market units left over from Phase 3 projects will be built, the report said. It also forecast during this period development of 162 lots of record, and about 20 hotel rooms, all east of Via Mallorca, plus 110,000 square feet of commercial space.

Alternatives Examined

The EIR examined seven alternatives to the road improvements contained in the CVMP with these conclusions:

- No road improvements followed by a building moratorium on development, assuming Hatton Canyon Freeway is built, would result in worsening levels of traffic service on Carmel Valley Road.
- No road improvements followed by a moratorium, assuming Hatton Canyon Freeway is not built, would result in a moratorium as soon as the traffic threshold was reached and a serious deterioration of traffic conditions in and around the Valley.
- No road improvements followed by build-out without the Hatton Canyon Freeway would create unacceptable levels of service at all intersections and for cross-street left turns from the mouth of the Valley to Ford Road and continued higher than normal accident rates for the length of the road.
- Planned improvements without the Hatton Canyon Freeway would not significantly affect traffic volume projects on Carmel Valley Road. A low-cost alternative would trim four lanes to three between Rancho San Carlos Road and Robinson Canyon Road, and use cheaper traffic lights rather than interchanges at Via Mallorca, Rio Road and Los Laureles Grade for a total price tag of $16.47 million. This would produce unacceptable levels of service by 2000 on some segments, reduce roadway reserve and be less growth-inducing.
- Increasing public transit would not eliminate the need for road improvements but would get some cars off the road. It also would foster more intensive development near transit stops. A transit impact fee for Carmel Valley to pay for shuttle service at high density housing locations such as Hacienda Carmel and Pacific Meadows might be needed.
- A reduced commercial alternative cutting the amount of allowable new commercial development would probably backfire. "If less commercial development were permitted in Carmel Valley, it might result in more vehicle trips to shopping and work sites outside the Valley."

Cost Factors

The county has proposed paying for the highway improvements by a new fee structure that would charge $20,000 per lot for new lot development; $15,000 per unit for a hotel or motel room; $10 per square foot for commercial space; and $15,000 for a discretionary permit.

However, the EIR says that federal funds plus new revenues from passage of an added half-cent sales tax combined with these fees actually would provide $35.9 million in funds. It suggests cutting the proposed fees to $10,000 per lot, $3 per square foot of commercial space and $10,000 per tourist room.

Noise

The only area where development proposed in the CVMP would result in a noticeable increase in traffic noise is in the Robinson Canyon Road area, the EIR said, but this finding was based on the assumption that Rancho San Carlos would develop with 2,000 units instead of the 125 currently projected.

By enforcing a 100-foot setback from the road and requiring densities of one acre per unit for new construction, CVMP

TRAFFIC PROFILE ON CARMEL VALLEY ROAD

Origin/Destination		Percentage
Both trip ends in Carmel Valley		11%
One trip end in Carmel Valley		76%
	Total	87%
Through trips		
Oriented to Laureles Grade		
Laguna Seca		4%
Salinas		3%
Other		2%
Oriented to Cachagua		
Within Monterey County		1%
Southern California		3%
	Total	13%

Source: Barton-Aschman Associates, Inc.

FUTURE RESIDENTIAL DEVELOPMENT BY PHASE

PROJECT	PHASE 1 86-90	PHASE 2 91-95	PHASE 3 96-2000	PHASE 4 01-05	TOTALS
Quail Meadows	65	0	0	0	65
Minor Subs	4	0	0	0	4
Overview	200	0	0	0	200
Veeder	0	30	0	0	30
Holt	0	99	45	5	149
Carmel del Sierra	0	69	20	5	94
Carmel Greens	0	58	39	5	102
Berta Ranch	0	0	20	5	25
Fiskdale	0	0	34	5	39
Vista Nadura	0	0	25	5	30
TOTALS	269	256	183	30	738

Also in Phase 2, 163 units would be developed on vacant lots of record, 215 hotel rooms built—175 at Rancho Canada and 40 east of Via Mallorca— and 180,000 square feet of commercial space developed—80,000 square feet at the mouth of the Valley, 40,000 square feet at Valley Hills, 10,000 square feet at Mid-Valley and 50,000 square feet in the Village.

Major new residential development in Phase 3 will include an additional 45 units at Holt Ranch, 25 market and 20 inclusionary units; 20 at Carmel Greens, 16 market and 4 inclusionary; and 39 at Carmel del Sierra, 35 market and 4 inclusionary.

Although no current applications are now on file, the EIR said the County expects applications and approval for 20 market rate units at Berta Ranch northeast of the Village, 34 units at Fiskdale Ranch northwest of Los Laureles Grade, and 25 units at Vista Nadura northwest of Mid-Valley. It also anticipates development of 166 vacant lots of record, and some 40 hotel rooms, all east of Via Mallorca, plus 100,000 square feet of commercial development.

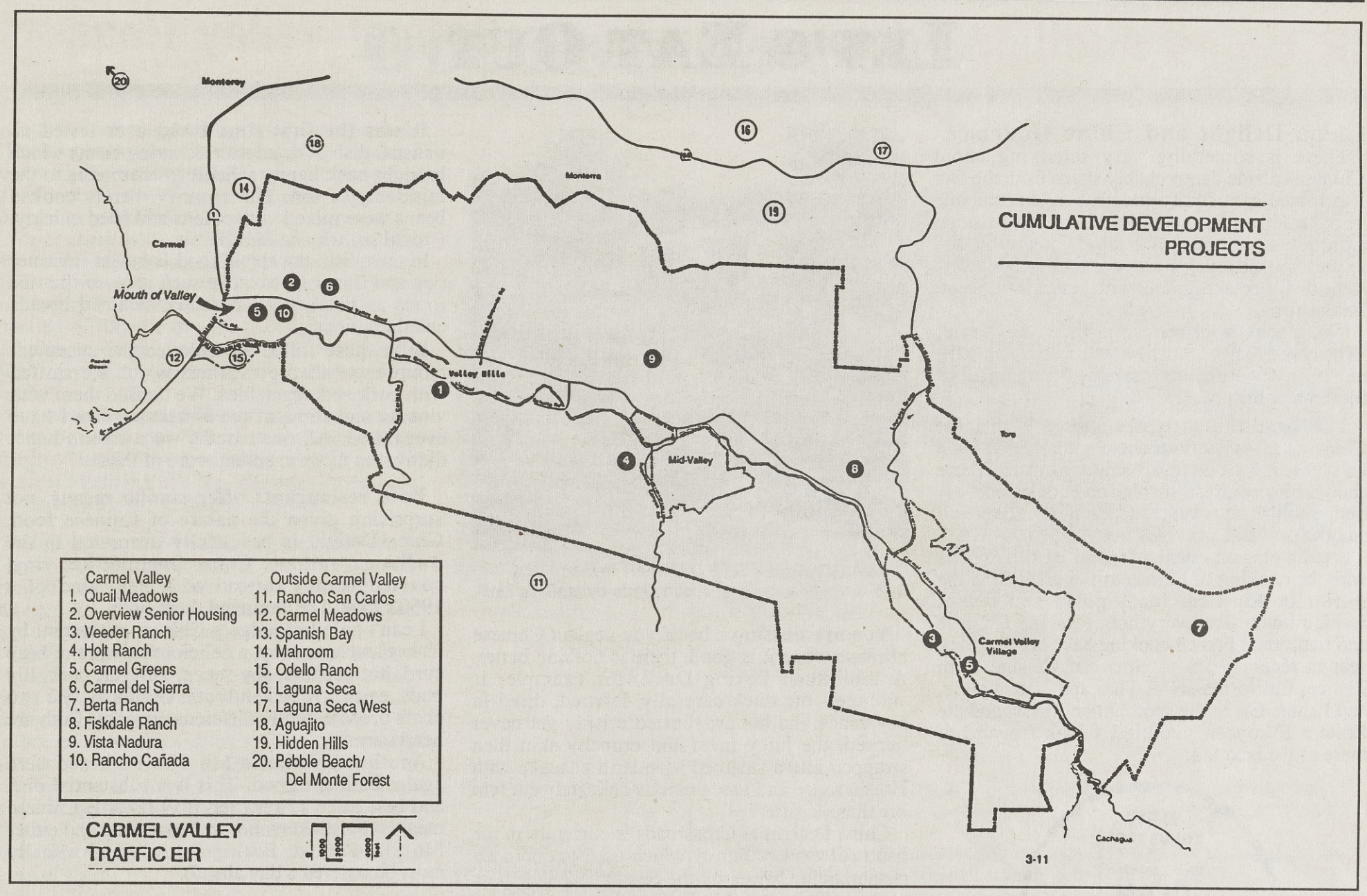
PEAK-HOUR LEVELS OF SERVICE FOR MAINLIN
1989

Segment	Location	% in Platoons	LOS (Mainline LOS)
1	East of Holman	44%	B
2 A	Esquiline to Holman	44%	B
2 B	Ford to Esquiline	59%	C
3	Laureles to Ford	65%	D
5	Robinson to Laureles	67%	D
6	Schulte to Robinson	69%	D
7	Rancho S. C. to Schulte	72%	D
8	Rio Road to Rancho S. C.	--	A
9	Carmel Rancho to Rio Road	--	A

Source: Barton-Aschman Associates, Inc.

Intersection Level Of Service Defi

Level of Service	Description
A	Uncongested operations; all queues clear in a single sig
B	Very light congestion; an occasional approach phase is
C	Light congestion; occasional backups on critical approa
D	Significant congestion on critical approaches but interse Cares required to wait through more than one cycle dur long-standing queues formed.
E	Severe congestion with some long-standing queues on Blockage of intersection may occur if traffic signal does tected turning movements. Traffic queue may block nea upstream of critical approach(es).
F	Total breakdown, stop-and-go operation.



policies are adequate to handle expected traffic noise impacts, the EIR stated. It recommended special precautions to hold down noise during the actual construction period.

Air Quality

Only occasionally has the ozone air quality standard been exceeded in Carmel Valley, the EIR noted. Valley air quality is largely determined by temperature inversions which can lock pollutants into the Valley, according to the EIR.

While traffic is forecast to increase, the report said the pollutants which make up ozone—smog—will decline by 31 percent to 11 percent by 2005 because each vehicle will contribute less tailpipe pollution.

Natural Factors

Traffic improvements have the potential to impact the Valley's natural environment, the EIR said. The Carmel Valley Bush Mallow and the Carmel Valley Malacothrix—both rare and endangered plant species—are located between Robinson Canyon Road and Los Laureles Grade; sediment from construction work could impact the water quality in the Carmel River; areas of 30 percent slope gradients close to the road could be rendered unstable; mature trees could be lost; chaparral removal could affect soil stability and wildlife habitat; and riparian areas and the adjacent riverbed could be affected.

Mitigation of all these impacts was recommended, the authors said, and individual EIRs for each improvement segment should deal with avoiding adverse impacts.

The report will be available for 45 days of public comment. It can be obtained from public libraries in the area.

COMPOSITE LAND USE PROJECTIONS

LAND USE	PHASE 1 86-90	PHASE 2 91-95	PHASE 3 96-2000	PHASE 4 01-05	TOTAL
Subdivisions:					
Market Rate	60	190	155	30	435
Inclusionary: Senior	200				200
Other	9	66	28		103
Vacant Lots*	57	163	166	162	548
Hotel Rooms	50	215	40	20	325
Commercial Area**	4,000	180,000	100,000	110,000	394,000

* Includes 108 lots at Carmel Valley Ranch not part of the quota system.
* *Square feet
Source: Planning Analysis & Development

RVICE FOR MAINLINE AND TURNING TRAFFIC
1989

	Mainline LOS		Turn LOS		
	% in Platoons	LOS	LT from Carmel Valley Road	LT from from cross street	RT from cross street
	44%	B	A	A	A
	44%	B	A	A	A
	59%	C	A	C	A
	65%	D	A	C	A
	67%	D	A	D	B
	69%	D	A	E	B
	72%	D	A	E	B
	--	A	C	F	C
ad	--	A	C	F	C

n Level Of Service Definitions

Description	V/C Ratio
ll queues clear in a single signal cycle.	Less than 0.60
ccasional approach phase is fully uitilized.	0.60-0.69
al backups on critical approaches.	0.70-0.79
itical approaches but intersection functional.	0.80-0.89
ugh more than one cycle during short peaks. No ed.	
ne long-standing queues on critical approaches. y occur if traffic signal does not provide for pro- Traffic queue may block nearby intersection(s) ch(es).	0.90-0.99
go operation.	1.00 & greater

COMPARISON OF TRAFFIC VOLUMES

ROAD SEGMENT (#)	1986 ADT EXISTING/FUTURE	1990 ADT EXISTING/FUTURE	DIFFERENCE FOR 2006 #	DIFFERENCE FOR 2006 %
CARMEL VALLEY ROAD				
Holman Road to east CVMP Boundary (1)	1,900 / 2,500	3,700 / 4,900	2,400	+96%
Ford Road to Holman Road (2)				
Carmel Valley between Fort and Esquiline (2a)	2,800 / 4,200	2,900 / 3,900	-300	-7%
Carmel Valley Road between Esquiline to point east of Holman(2b)	6,800 / 8,200			
Laureles Grade to Ford Road (3)	9,600 /12,100	11,600 / 14,400	2,300	+20%
Robinson Canyon Road to Laureles Grade (5)	8,900 /11,500	9,500 / 13,900	2,400	+21%
Schulte Road to Robinson Canyon Road (6)	11,000 /16,400	11,500 / 17,600	1,200	+7%
Rancho San Carlos Road to Schulte Road (7)	12,900 /20,000	12,400 / 19,800	-200	-1%
Rio Road to Rancho San Carlos Road (8)	15,000 /21,700	20,000 / 28,650	6,950	+32%
Carmel Rancho Blvd. to Rio Road (9)	19,000 /26,500	23,600 / 31,400	4,900	+18%
Highway 1 to Carmel Rancho Blvd. (10)	17,400 /24,100	24,700 / 38,400	14,300	+60%
Carmel Rancho Blvd. from Rio Road to Carmel Valley Road (11)	16,400 /19,000	12,700 / 9,700	-9,300	-49%
Rio Road from Carmel Rancho Blvd. to Highway 1 (12)	16,100 /17,200	16,500 / 13,900	-3,300	-19%

Source: Planning Analysis & Development

LET'S EAT OUT

China Delight and China Gourmet

There is something very satisfying about Chinese cuisine that probably stems from the fact it is rooted in antiquity and changed in principle very little over the centuries. I can just imagine Confucius yawning with an "I told you so" expression at today's emphasis on vegetables, light oils, rice and grains with just a little meat, fish or fowl.

Confucious, who was born in 551 B.C. said, "The meat that he (man) eats must at the very most not be enough to make his breath smell of meat rather than of rice."

The first thing to remember is that the Chinese are very serious about eating. Food must be pleasant to look at, to smell, to taste. There should be a contrast in color and consistency. A dish should be sweet and sour or crisp and smooth or bland and spicy.

It is an elegant cuisine ranked by the experts with the cooking of France as the greatest in the world. In America, foods go in and out of fashion much like everything else and Chinese and traditional French cooking have taken a back seat in recent years to Nouveau Cuisine from France, California-style, Thai and Vietnamese, and Italian. Given the spotlight on Russia and the Eastern European satellites, I look froward to these as the next fad.

CHINA GOURMET RESTAURANT in Carmel-by-the-Sea. *Sun photo by Isabelle Hall*

You are missing a bet if you neglect Chinese because when it is good, there is nothing better. A traditional Peking Duck, for example, is sublime—the duck carefully defatted, dried in soy sauce and honey, roasted crisply yet never burned, the juicy meat and crunchy skin then wrapped into a steamed Mandarin pancake with Hoisin sauce and green onions delicately cut into brushes.

China Delight at Crossroads is currently in the hands of the Lor family which used to operate a restaurant in Carmel-by-the-Sea opposite the post office. This establishment became China Gourmet and is run by the Huang family. Both offer extensive menus of traditional Chiense food with emphasis on Szechwan and Mandarin food with some Shanghai and Cantonese overtones.

We had the pleasure of eating at China Delight with Chinese friends and at China Gourmet with the same couple plus two people who grew up in Shansi Province in Northwestern China as the children of U.S. missionaries.

It was the first time I had ever tasted an unusual dish of dried sauteed string beans which brought back happy schoolboy memories to the missionary's son. The crunchy, barely cooked beans were mixed with onions and fried quickly. I could see why he liked it.

In the north, the staple food is wheat flour not rice and it is used to make such stick-to-the-ribs foods as potstickers, noodles, steamed breads and dumplings.

With these folks, we enjoyed the succulent dumplings called potstickers which are stuffed with pork and vegetables. We doused them with vinegar and some of the hottest peppers I have ever tasted. All our mouths were on fire but it didn't stop us from eating more of them.

Both restaurants offer similar menus, not surprising given the nature of Chinese food. China Delight is beautifully decorated in the traditional fashion. China Gourmet has vinyl covered booths instead of tables, kind of a 1950's look. I recommend them both.

I can't help but judge a Chinese restaurant by its hot and sour soup, a delicious mixture of bean curd, hot peppers, soy sauce, vinegar, pork, lily buds, egg and chicken broth. Curiously, the two chefs prepare subtly different versions. Both are heartwarming.

Another favorite is Mo Shu Pork and here again, both are good. This is a substantial dish and best eaten as a starter. (My favorite Chinese meal is potstickers, hot and sour soup and either Mo Shu Pork or Peking Duck, which usually must be ordered a day ahead).

These two family-run restaurants have husbands cooking and wives serving. The wives are adroit at using chopsticks to coat a thin Chinese pancake with Hoisin sauce, add the mixture of pork and vegetables, or duck and fresh green onions, and neatly roll the whole thing into a package that you can eat in your hand. A superb treat.

There are countless items to enjoy and I suggest asking your waitress to help if you are unfamiliar with the menu. Be adventuresome. Try something different. Eat with chopsticks. Eat slowly in the Chinese fashion and savor the company and the meal.

Good Chinese cooks are as quick to experiment as they are to carry on their traditions. So, here where squid is available, for example, you will find it paired with a wide variety of foods giving it a special Oriental twist. You won't be told about a special of the day but whatever is fresh will find its way into the traditional dishes.

China Delight, Crossroads, 625-3367
China Gourmet, Carmel, 624-3941

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It's YOUR Money
CHECK OUT THAT REIMBURSEMENT PLAN
by T. Frank Quilty, C. P. A.

More and more employers today are offering a new benefits plan for their workers: a reimbursement account that permits individuals to pay for child care and many medical bills with pretax dolars. The savings to employees can be impressive.

The worker decides how much shall be set aside—taken out of the paycheck—to pay the bills. The limit on child care is $5,000, which can be used for nursery school tuition, day care, and such.

Health care funds are usually $2,500 to $5,000 and can be used for a wide range of medical costs that are not covered by insurance. The funds cover cosmetic surgery, orthopedic shoes, teeth-cleaning, even remedial reading for a dyslexic child and Navajo healing ceremonies.

The only drawback to the reimbursement accounts is that the worker must forfeit whatever is left unspent in the account at the end of the year. Careful examination of probable costs for the coming year, however, should avoid that problem.

Looking for more ways to save on taxes?

Or do you need ideas on how to structure a reimbursement plan? Call me at 659-5503.

T. Frank Quilty,C.P.A. 659-5503

OUT AND ABOUT

By Stan Hall

Cold weather has never bothered me too much.

Even when we lived in Michigan, it wasn't the cold temperatures that made me dread the arrival of winter. It was the low, leaden skies that sometimes prevailed for weeks.

Water there is as plentiful as it is scarce out here on the central coast. Oakland County, where we lived, was supposed to have more lakes than any county in the country, and the state was surrounded on three sides by the Great Lakes. In addition, average precipitation was around 48 inches a year, so you can see why it often was cloudy.

But to me, it seemed like the sun disappeared in December and did not show up again until March. That's how I remember the typically overcast Michigan winters. Their persistent grayness is why I grew to dislike them so.

When the sun did come out there in winter, it was usually after a storm front had moved through, dropping a fresh coat of dazzling snow and scrubbing the skies clear of the clouds and junk that usually made them so dreary.

When that happened, you would be hard pressed to enjoy a more beautiful day anywhere—no matter where the mercury stood. At 10 degrees and colder, the little ice crystals in the surface of clean snow sparkled like diamonds in the sun. And when you walked over the surface, your feet made sharp, clean scrunching sounds as you broke through the icy crust.

I loved days like that no matter how cold they were. The only thing was, you didn't get very many of them.

Having been here in California for a couple of Christmases without snow, we decided we wanted to spend this one in the white stuff, so we went up to the North Shore of Lake Tahoe. That meant that we missed the worst of the cold snap here on the coast over Christmas week.

It was plenty cold at Lake Tahoe's 6,300-foot elevation, though; the coldest night we were there the temperature dropped to 14 degrees below zero.

But the snow and the skies, like those rare, gem-like days in Michigan, were dazzling. They were bright and clear and clean.

There is something special about newly fallen snow. Glittering cleanly in the sun, it raises your spirits and renews your enthusiasm. It covers grime and ugliness and makes the world look fresh. New snow with sun shining on it is wonderful.

From some of the high peaks around Lake Tahoe, we could look out over row after row of distant peaks, all of them glistening with snow. My wife said the sensation make her feel like she was standing on top of the world.

The scenery was sensational. But the skiers, complaining that some rocks and ridges were still bare on the slopes, wanted a deeper blanket of snow that covered everything. I've never been a skier, but I sure know the feeling.

When I farmed for a few years in the early 1960s on the high plains of West Texas, I looked for a good snow every winter—one that would stay in place in the fields, cover the wheat crop, protect it from freezing out and provide moisture to get it off to a good start when the spring growing season began.

HIGH WINDS WHIP THE SNOW off the top of the mountain at Squaw Valley overlooking the Lake Tahoe basin. At 8,200 feet, you feel as if you are on the top of the world. *Sun photo by Isabelle Hall*

Out there where there never seemed to be enough moisture, my grandad said that he had seen respectable wheat crops made on nothing more than a good snow that covered the fields for several weeks. He believed that snowcover not only provided protection and moisture, but that the snow also carried nitrogen out of the air and slowly released it as natural fertilizer for the crop. He probably was right.

But I never got a crop-making snow. Usually, we'd get sharp arctic blasts of frigid air that would only scatter a few little icy pellets over the ground. Occasionally, we would get a decent snowfall, only to have it accompanied by a howling norther that would blow it all into the fence rows, leaving the fields mostly bare and making the farm-to-market roads impassable.

Farmers used to tell each other a grim little joke about the winters in West Texas: The only thing between Amarillo and the North Pole, they said, is a barbed wire fence—and somebody left the gate down.

One year, just about this time in Janaury, nature provided a demonstration of how appropriate that little joke was.

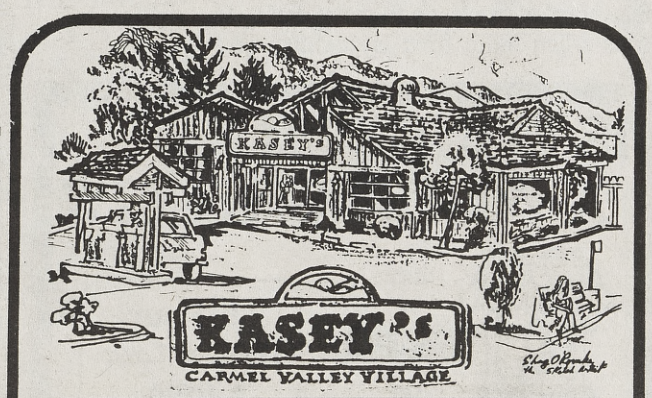
A bank had just put up the first electric time and temperature sign in Amarillo when one of those northers blew in. It had been unseasonably mild for mid-January, but that changed in a hurry.

The guys at the newspaper sent a photographer out to take pictures of the bank's sign. The next morning, running around all four sides of the front page, were pictures showing the hour-by-hour drop in temperature that occurred as the arctic air barreled across the plains.

The pictures started at 1 p.m. when it was 62 degrees—and they ended at 12 midnight when it was 12 below. Somebody left the gate down indeed. It makes by teeth chatter just remembering it.

I remember that particular norther because of the series of pictures in the newspaper and because the temperature plunged so far so fast; I also remember that we didn't get enough snow to worry about one way or the other.

Thinking back, maybe I was wrong in saying the cold didn't bother me—at least some of the time. It's one thing to go play in the snow or enjoy winter's beauty at your own choice. It's quite another when your job requires you to work outdoors no matter how bitter and nasty it gets.



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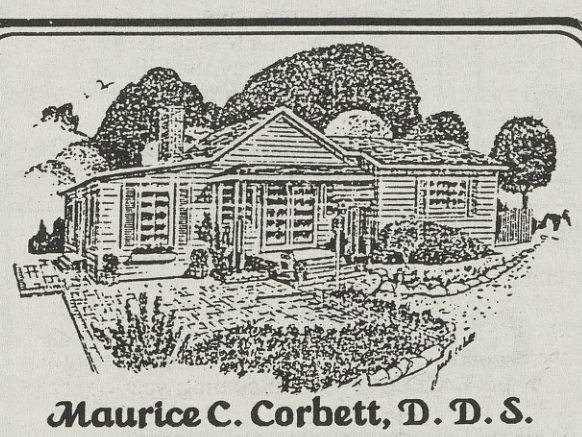

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TROWEL & HOE

By Mark Eaton

As if a major earthquake and a drought heading into year five weren't enough, our area experienced "the freeze of the century" just before Christmas.

For much of the country, this heavy frost would be pretty mild stuff, but then most of the United States doesn't have bougainvillea, hibiscus and citrus in the landscaping.

Most of the time, we can get away with using those plants in this area, but every several years most of lowland California experiences a severe dose of freezing temperatures, reminding us that our area is anything but tropical.

Despite these occasional cold snaps, we don't have to give up our citrus and bougainvilleas. Believe it or not, most well established plants will probably bounce back from their current sorry looking state.

The key is to avoid pruning frost damaged plants right now. If you are a garden "neatnik," it's probably hard to take their unsightly appearance. In my own backyard, I have several varieties which look as if someone took a blowtorch to their foliage.

But if you prune damaged plants now, the cuts will be exposed to the elements. More serious frosts will freeze the tissue down to the woody parts of the plants which probably wouldn't have been damaged if they had been left alone.

Look for new growth several weeks hence. Citrus, for example, will probably show some new growth in early to mid March. This would be the time to prune off the damage and reshape the plant.

There are two schools of thought on whether to water damaged plants or not. One school says that by watering, you may damage the root system further in the event of additional frosts.

My philosophy is that if it does get that cold again and the soil temperature goes below freezing, what difference does it make whether the plant's roots are wet or dry. Either way, the delicate root hairs will freeze.

In the meantime, by supplying the above ground part of the plant with water, you help keep the cells in a turgid state. This may help against further freeze damage, so my suggestion is to go ahead and provide damaged plants with a good shot of water.

As for running out to the yard with old sheets, burlap or plastic to cover damaged plants when more frost is coming, save your energy. The damage already has been done.

Some jade plants in the area may now look worst of all. They are so limp, they appear to be "melted." But leave them alone. Cut off the bad stuff in March, and you may be amazed at how vigorousiy many older specimens seemingly return from the dead.

Don't be concerned about roses. In a recent article, I wrote that modern rose varieties are hardy down to around 10 degrees Fahrenheit and probably a little lower. Strip off the old foliage as soon as possible and commence to prune two weeks thereafter.

It's either my imagination or I'm getting older and don't tolerate cold as well, but I swear that Northern California winters have been getting progressively colder over the last decade.

If this is truly the case, we may need to rethink some choices of plants that we put in our gardens.

Several months ago, I wrote an article in the *Sun* touting several varieties of hardy deciduous shrubs, plants commonly seen in the midwest and east.

Plants like the snowball viburnum will grow magnificently in Carmel Valley. This is a good time to re-evaluate what you want your garden to look like in the next several years.

I'm still going to grow some citrus, but I'm sure many residents may want to change some of their landscaping. Wrapping a yard full of large plants in old sheets ain't no fun!

Things to do in the garden:

- It's pruning time again, so sharpen those shears for fruit trees and roses. Don't forget to dormant spray. It will lessen the chances of serious problems with disease and insects later one.
- It's also time for buying plants bare root. This is the only time of the year to find a great selection of roses, fruit trees at small fruits at local nurseries. The canned varieties of roses typically found later in the year at discount stores are simply not the quality you will find when shopping now for bare root plants.

Chamber Music in the Adobes

A candlelight concert featuring classical Japanese selections will be presented in Colton Hall in Monterey Thursday, Jan. 17. It is free but reservations are required; call 646-3851.

Fire Consolidation Okayed

Continued from page 2

Speaking in favor of the plan, LAFCO member Marc del Piero, a member of the Board of Supervisors, said that CSA 39 and 43 "will not go broke in six weeks or six months but their long term fiscal health is in jeopardy."

He noted that correspondence from Pebble Beach officials has stated they will reduce their $400,000 support of CSA 39 and 43, as they need the funds for improvement of their water delivery system for fire fighting. The Pebble Beach Community Services District board also has said they are paying more than their fair share to the two CSAs.

Last Thursday night, the League of Women Voters held a community forum on the reorganization at Carmel Middle School which was attended mainly by opponents of the plan.

A California Department of Forestry (CDF) employee was among those who objected to the plan. Capt. Robin Hamelin, who works at CSA 43, presented a statement which he said was agreed upon by five officers and two engineers. It asked that the new board for the reorganized department "conduct a search for highly qualified candidates for the position of chief of the department."

Despite the demand, Hamelin said that current CDF employees are unwilling to leave their CDF jobs to work for the reorganized department.

Cook asked if those in attendance felt the fire reorganization was a "hostile takeover." About two-thirds of the members of the audience of 54 raised their hands. "No district will emerge from this reorganization as it is today," Cook said.

"It represents a fundamental change in fire structure in your area." He added that currently the CSAs 39 and 43 are governed by the Board of Supervisors and administered by Public Works which contracts with the CDF for service. Their boards are only advisory, he said. "The proposal will snap that structure," Cook said, giving control to a local board.

According to the proposal, the new board will have one member from the current CSA 39 area, two from the current CSA 43 and two from Mid Valley. All the existing boards will be dissolved.

"It places control of fire service in your hands," Cook told the audience.

At the LAFCO meeting, Henares said she found a number of ironies in the proceedings. In regard to the lease between Community Hospital of the Monterey Peninsula and the Camel Hill Fire Station which terminates in 1995, Henares suggested "if CDF stays, there will be no charge for building a new station because the state will pay for it."

Robert Taylor, regional CDF chief who is located in King City, said that the CDF is looking for a site on the peninsula on which to build a new station.

Del Piero said that with budget deficits facing both the County and state, "we must take those actions which will make the public dollar go as far as possible."

CNPS High Arctic Slide Show Set for Jan. 15

Pacific Grove Museum Director Vern Yadon and Monterey pediatrician Ron Branson, M.D. will present a slide program titled "Plants and Animals of the High Arctic" at the annual potluck dinner of the Monterey Bay Chapter of the California Native Plant Society Tuesday, Jan. 15, at the Community Church of the Monterey Peninsula.

The program illustrates a trip taken by Yadon and Branson last July to northern Canada, where they reached nearly 80° north latitude while exploring Cornwallis, Deven, and Ellsmere Islands and photographing a variety of marine mammals, birds and plants.

The meeting is open to the public. For information about attending the potluck or the program, call 625-3086 or 659-2528.

Reporter to Address CRA

Monterey *Herald* reporter Kevin Howe will address the Carmel Residents Association (CRA) Jan 17 meeting about his trip to Saudi Arabia last month.

Howe has been the *Herald's* military reporter for the past 20 years. The public is invited to the meeting at 4:30 p.m. at the Lumber Yard Hall, Vista Lobos Park, 3rd and Torres Streets.

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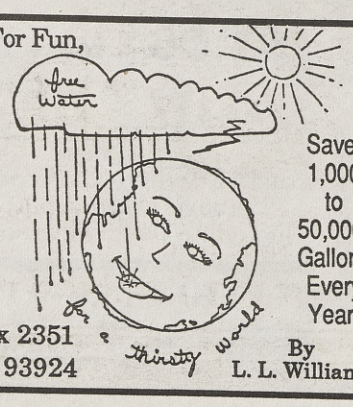

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DISCOVERY—THE LIVELY ARTS

By Barbara Rose Shuler

George Winston at Sunset Center

No black tie and tails for the dean of New Age piano music. George Winston strode up to a majestic Steinway wearing jeans, a blue shirt and a relaxed air.

The packed Sunset Center auditorium in Carmel responded with appreciative applause. The casual virtuoso then seated himself and began speaking into a swing microphone near the piano. He spoke about himself, the music he planned for the concert and described the two local organizations benefitting from the proceeds. He opened the evening with one of his own compositions, "Colors," a beautiful piece.

Two things strike me about Winston. First he is an exceptional musician and composer. Second, he possesses an unusual skill for an artist—business savvy. The musician and the businessman both took center stage last Friday. And, it was a little disconcerting.

Winston emerged in the early 80's as the brightest pianist of a new melodic music genre called New Age Music. He became to the piano what Kitaro was to the synthesizer—one of the groundbreakers for a new sound. He also came to be one of the best promoted musicians of the genre, largely through his own efforts.

Let's begin with Winston the musician/composer. Vibrant and evocative describe his compositions. "Colors," a keyboard masterpiece, is enthralling, reflective, hauntingly sweet. Brisk air, clean scents of nature and the quiet joy of a walk in an autumn woods come to mind listening to this work. Winston has a smooth, dancing style at the keyboard. He composes with impressive flair for mood. "Colors" is classic Winston in this respect—arguably his finest composition—brilliantly executed.

A master of mood, of course, would also arrange a concert that takes the audience on an intriguing journey of feelings and atmospheres. Winston does not disappoint us here. "Dog and Cat," for instance, a Fats Waller tune was sheer delight as rendered by Winston. The left hand is the dog playing the main chord, he explained, the right, the cat, free to improvise. Winston, indeed, played a mean "dancing cat" (Dancing Cat Records is his record company).

He also played music familiar to fans of the "Peanuts" television specials. "January Stars," another of his own compositions invoked a clear winter night and distant stellar conversations while "Mood" seemed to capture the moment. Autumn and winter fuse into one, a true solstice flavor.

The warmth and joy of the winter season emerged enticingly in "Thanksgiving," "The Holly and the Ivy" and "Carol and Bells." A bit of summer sneaked in with a New Orleans rhythm and blues tune. He had the audience snapping their fingers in unison for that one.

Oddly, the piece that elicited the biggest reaction was not played on the piano at all. Winston surprised everyone with a catchy Eastern European melody which he performed on two harmonicas. Nice touch. Just as unexpected was this Hawaiian slack key guitar encore. A man of many musical talents and some surprises.

Unfortunately, along with the musical skill, the sophisticated artistry, there seemed to be a continuous commercial going on for Winston, Winston's recordings and Winston's friends' recordings.

When you goes to a concert you expect the program to contain a listing of works to be played, intermissions and so on. The large program for "George Winston in Concert," printed on recycled paper, contained a biography of Winston and lists of albums, pictures of albums, recommended albums, future releases, albums available on compact disc and invitations to purchase through the mail or in the lobby. That was it. Nothing about the evening's fare. Winston's announcements from the stage also carried several thinly veiled commercial plugs.

Tacky is a word for this. George Winston's contribution to broad public acceptance of New Age music has been substantial. Now that both the genre and the man have matured, it is, perhaps, time for less conspicuous marketing during concerts. When Vladimir Ashkenazy appears at the Sunset Center for a benefit concert, a list of his recordings is not passed out at the door. We want Winston's splendid virtuosity, his creative excellence at concerts—not the salesman.

Life Drawing Class Open To Public

Artist Susan Long will conduct a life drawing demonstration for the Central Coast Art Association at Sunset Center in Carmel Jan. 28.

The 7:30 p.m. class at Sunset Center where Long teaches is free and open to the public.

C.V. Namesake

Continued from front page

corporated place should generally bear the approved name of the principal community served (generally the community in which located) or the approved name of the town or township, if it serves a number of communities within the town or township."

The section on requests for name changes is not much more enlightening. It simply concludes that postmasters should "report instances where the name of the post office does not presently conform with the approved name of the community."

Stan Hall, editor of the *Sun* said, "It's very flattering but it doesn't make any sense to me to deliberately choose a name that will cause a lot of confusion."

NEW BOOKS

At Carmel Valley Library

NEW NON FICTION

Gratitude ... Wm. F. Buckley

Songs of the Doomed: More Notes From the Death of the American Dream ... Hunter S. Thompson

The Illusion of Immortality ... Corliss Lamont

For Reading Out Loud ... Margaret M. Kimmel

The Recycler's Handbook

China: A Cultural History ... Arthur Cotterell

NEW FICTION

The Players Come Again ... Amanda Cross

A HAND-COLORED SILVER PRINT by Meredith Mullins of a sleeping man is one of a series of photographs taken during a visit to Paris. The show, "Paris Gestures," is on display at the Pacific Grove Art Center Jan. 11 through Feb. 15.

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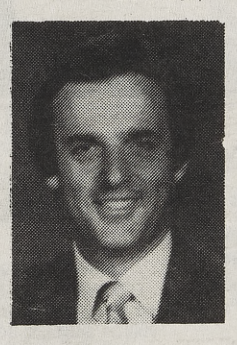

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Suit Seeks Permanent Bar To Hatton Canyon Freeway

An organization led by Noel Mapstead sued federal, state and County officials seeking a permanent injunction blocking construction of a Highway 1 freeway through Hatton Canyon past Carmel.

Filed Monday in San Jose by the Save Hatton Canyon organization, the suit also sought to block any further action toward deciding the freeway controversy until a supplemental environmental impact statement (EIS) is prepared.

The action named as defendants U. S. Transportation Secretary Samuel K. Skinner and two high ranking federal highway officials; state officials including Tom Pollock, district director of Caltrans; Supervisor Barbara Shipnuck as chairwoman of the Monterey County Transportation Commission; and Robert Nunn, president of the Association of Monterey Bay Area Governments.

Pollock told the *Sun* he had not yet seen a copy of the suit, but said if a supplemental EIS had to be prepared, "I estimate that it would add one to three years" to the process of deciding what to do about Highway 1 congestion around Carmel.

In naming federal officials, the suit charged they had illegally delegated to Caltrans decisions about determining the "preferred alternative" for the Highway 1 improvement project which they should have made themselves.

Further, the complaint asked the court to declare that the Hatton Canyon freeway alignment is not the only practicable alternative for the improvement of State Highway 1 as Caltrans contends.

"Defendants have determined that the preferred alternative is the only practicable alternative based upon incorrect assumptions, data and conclusions," the suit alleged.

Mapstead, an artist and environmentalist, has been the leading opponent of Caltrans' plans to build the freeway through the canyon parallel to Highway 1 from the Carmel River to Carpenter Street, creating a 2 1/2 mile extension of the existing freeway to the north.

Mapstead has filed four previous suits seeking to block construction of the freeway as a way of alleviating congestion on Highway 1, especially a two-lane stretch of it up Carmel Hill.

Arguing that the Hatton Canyon route is the most environmentally damaging, Mapstead's suit said that if the preferred alternative were not found to be the only practicable alternative, it could not be chosen under existing executive orders.

"In order to circumvent this conclusion, defendants have arbitrarily and capriciously attempted to redefine the project purpose so narrowly as to preclude the existence of practicable alternatives...," the suit said.

It said that Caltrans initially declared the purpose was "to improve the capacity of Highway 1 and reduce crossing and turning conflict associated with several local streets and driveways." But now, it said, Caltrans has changed the purpose to require that the project have as a goal the maintenance of level of service C (LOS C) on the improved stretch of highway until at least 2010.

Attached as an exhibit to the suit was a Nov. 21 letter from a Environmental Protection Agency official in San Francisco to a Federal Highway Administration official in Sacramento. It said in part: "The applicant has identified level of service C as part of the basic project purpose. As a result, only the Hatton Canyon route alternatives are considered practicable in the applicant's analysis. EPA questions whether such a restriction on the project performance is appropriate...."

Pollock said Caltrans' position is that even though changes have been made in the project since the EIS was done, "the changes have reduced the impacts. No new or worsened impacts result."

He also said that the project purpose had been changed to reflect the Monterey County Transportation Commission's desire to achieve at least level of service C on the improved road.

Filed by Phoenix attorney David C. Larkin, the complaint said "Caltrans is proposing to destroy Hatton Canyon, a pristine and undeveloped canyon, by ... cutting down approximately 13,000 trees including 7,000 rare, endangered and threatened native Monterey Pine trees, filling over 10 acres of wetlands (and) burying the only flowing tributary of the Carmel River watershed as of Dec. 1, 1990, during a four year period of drought."

The complaint said members of Save Hatton Canyon would be irreparably harmed if a supplemental EIS were not done "because they would not have the opportunity to submit their comments to the changes in the project, the significant new information and circumstances (would not be available) for review by the public and ... they and the public would not be able to see the comments of other citizens before the record of decision."

The suit said Mapstead had asked federal officials on at least five separate occasions to order a supplemental EIS, claiming one was required under the National Environmental Policy Act (NEPA).

Data in the draft EIS on the project is four years old and has been revised numerous times, it said.

"Significant new information, significant new circumstances and changes in the proposed action have developed" since the draft was prepared, the suit said. It asked the court to enjoin Caltrans and the Federal Highway Administration from releasing a final EIS until a supplemental one is prepared.

It also argued that the final EIS is believed to include an alternative that was not included in the draft EIS, the widening of existing Highway 1 from two lanes to four and construction of an overpass or underpass at the intersection of Carmel Valley Road.

"This widening alternative is the least environmentally damaging practicable alternative (aside from the 'no project' alternative), relieves the source of major congestion and public complaint and would cost less than $10 million to construct compared with in excess of $30 million for the preferred alternative through Hatton Canyon," the suit said.

Pollock said Caltrans continues to believe that widening existing Highway 1 would provide only limited relief from existing congestion up Carmel Hill.

Rae Black Retires from Village Market

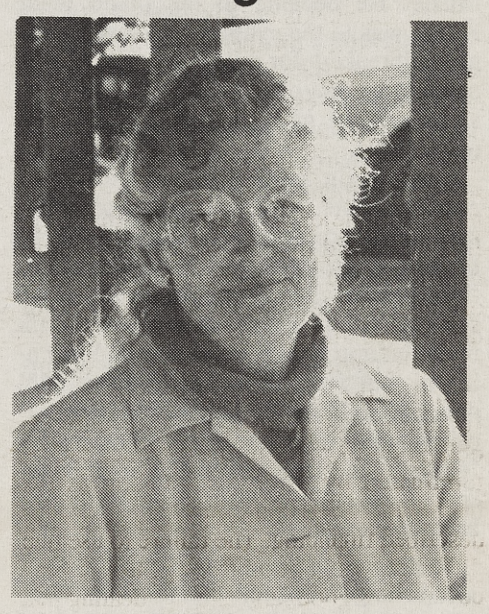
Things aren't the same at Village Market. Rae Black has retired after 25 years.

"I'll miss the store, and I'll miss the customers; There's no two ways about it," she said on her last day on the job on Friday.

A familiar figure behind the register at the market on Carmel Valley Road or helping customers carry their groceries to their cars, she is now looking forward to enjoying retirement with her husband, John. A long-time barber in the Village, he retired last year.

"We've bought an RV and we're going to do some traveling," Rae said, "but we're going to stay in the Valley."

Jim Poulos, owner of the market, said he will miss Black, but added: "I'm pleased that she will have time to spend time with her husband. They can enjoy their retirement together."



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REAL ESTATE OUTLOOK

What are Covenants and Conditions?

By Barry R. Harrow
Harrow & Cayce, Attorneys at Law

Real estate contracts are often written with contingencies in them.

Contingencies are often an extremely critical part of a real estate contract. Even so, the concept of a contingency is now well understood.

The following is a brief overview of the topic, designed to familiarize you with the concept. It is not be be construed as any form of legal advice. You should always consult with a professional to deal with your specific needs.

A contingency may either be a covenant or a condition. In most cases, it is construed as a condition.

A covenant is a promise to do or not to do an act or to bring about or not bring about an event. The most common covenant in a real estate contract is the covenant to give a deed of the property to the buyer. The failure to perform a covenant that ought to be performed results in a breach of contract. That is why it is important that it be clearly stated that the contingency is or is not a covenant.

A condition, on the other hand, is an occurrence or a nonoccurrence of an act or an event that essentially terminates the obligation of a party to perform the contract. That party has the condition for his benefit or operating in his favor. A common example of a condition is financing. It is often said that the contract is contingent upon the buyer obtaining some sort of financing (described in various levels of detail, depending on the contract).

If the condition does not occur, namely the buyer does not obtain financing as described, the buyer's obligation to perform the contract can be terminated by the buyer as long as the buyer used due diligence to obtain the described financing. The failure to use due diligence would be a breach of the implied covenant of good faith and fair dealing that is inherent in every contract.

The failure of a condition does not result in a breach of contract as long as it is also not a covenant (promised to be done) and as long as due diligence was used to cause the condition not to fail.

In addition, the failure of a condition doesn't mean that the buyer is required to terminate the contract. The buyer could waive the contingency and buy the property for cash, for example.

Most of us are optimistic about the future when we are negotiating a contract. Few of us think about all of the things that could go wrong because we see what we want to see and try to avoid thinking about what could go wrong.

From a practical standpoint, however, parties to a contract should be thinking about all of the possible things that could go wrong while in the process of drafting real estate contracts. These could include such things as being unable to sell your house before having to buy the next one, not qualifying to borrow enough and therefore not having enough money to complete the transaction, or being unable to get out of a long-term lease on a present residence before closing escrow on a new one.

BARRY HARROW

After giving deep thought to all the pitfalls, you should be sure that before you sign anything, appropriate conditions are placed into your offer, counteroffer and other contract documents to protect you from the risk of those pitfalls.

Properly worded, detailed conditions can give you that protection. Conditions help allocate risks that you want to take and risks you don't want to take. They should be clear and unambiguous. This is another example of how preventive law can help you avoid problems with that ounce of prevention.

Reading Lecture Planned Jan. 15

Phyllis Stebbins, director of the Britannica Learning Center, will lecture the Professional Women's Network of the Monterey Peninsula Jan. 15 on the topic, "Do you have more reading than time?"

Stebbins teaches the Evelyn Wood Reading Dynamics which she credits with enhancing her own reading ability.

Guests are welcome at the monthly meeting which will be held at 6:45 p.m. at the Crossroads Community Room. Call 646-0796.

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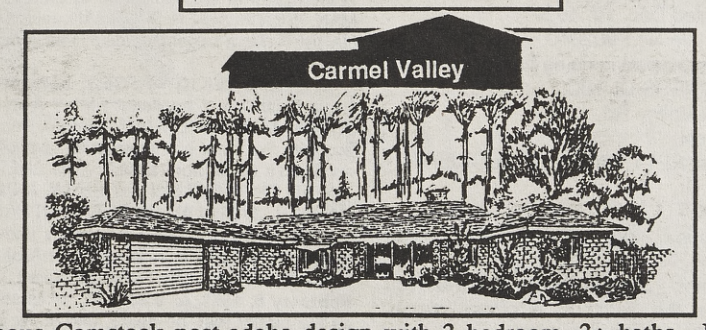

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SIERRA CLUB MEMBERS descend eroded slopes in the lower quarry in Del Monte Forest on the club's annual New year's Day hike. It was led by Bev and Chet Gadaire of Pebble Beach. *Sun photo by John Anderson*

Park District Gets 400 Acre Gift; Sets Session on Acquisition Plans

Mr. and Mrs. Stephen Kahn of Carmel have donated 400 acres high in Hitchcock Canyon to the Monterey Peninsula Regional Park District.

The gift parcel is part of an 1,100 acre ranch which Kahn, 80, purchased in the 1960s to preserve it, said Park Manager Gary Tate.

Tate added that the Kahn's ranch is contiguous to the deDampierre addition to Garland Park, but the gift parcel is not.

He said the 400 acres will be used as wildlife habitat and open space and will not be open to the public except for one or two park district-sponsored hikes each year.

"We're very pleased and appreciative of this generous gift and will be working with the Kahn family on their plans for the remainder of the property," Tate said.

The park district board accepted the gift at its meeting Monday night where representatives of the area's hospitality industry criticized its plans to create a special benefit district to allow it to buy up some of the unimproved beachfront property around Monterey Bay.

Industry spokesmen said a special tax that would be imposed to pay for the purchase of open spaces would be a hardship on existing hotels. The property should be developed so jobs could be created for area residents, they said.

Tate said the park district's board will hold a special meeting at 7:30 p.m., Tuesday, Jan. 29 at Monterey City Hall to consider the park district's plans for acquiring open spaces.

He said the meeting would specifically focus on the concept of the benefit that residents would enjoy if the property were preserved as open space. Tate added that the meeting would also take up the issue of fairness of any special tax that is approved and would discuss possible boundaries for the special assessment district.

In the November election, 56 percent of voters approved an advisory question asking whether they would be willing to be taxed up to $36 per year per single family home for 30 years to help finance the purchase of open space.

Such votes normally must pass by a two-thirds majority, but the park district board has said that it can create the special benefit district without a vote. Critics have said that that the public should have the right to vote on it.

Tate said the Kahns gave part of their ranch in hopes it would spur other landowners with open spaces also to donate it to the park district. He said the Kahns had been running a few head of cattle on the ranch.

He added that Rancho San Carlos owns the remainder of upper Hitchcock Canyon and said he would be talking with its executives about the possibility of creating a wildlife open space along their five-mile common boundary.

Census Recount

Continued from page 5

being counted in the 1990 census."

Given the fact that local officials cannot contest the population and vacant unit counts, Tooker said the city is left with relatively few alternatives. An independent survey would be time-consuming and costly although it would provide an actual count.

"Beyond conducting its own survey," he said, "the city is left with no alternative other than to file suit against the Census Bureau seeking a court-ordered adjustment of the figures."

To date, more than 1,100 cities across the country have protested the Census figures, demanding recounts, including such large metropolises as Detroit, Nashville, Oklahoma City, Milwaukee and Portland which stand to lose millions of dollars.

In 1980, about 2,500 cities challenged the census with the result that 76,000 people were eventually added to the totals. There are 39,000 cities in America.

Tooker said it was not clear at present whether cities in the Monterey Peninsula might join forces to take legal action. Both the City and County of Monterey have contested census figures.

LEGAL NOTICES

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed Jan. 3, 1991
File No.F910011

The following individual is doing business as:
ADVERTISING IN MOTION
23 Upper Circle
Carmel Valley, Ca 93924
QUIST/KEARNEY CORP. - CA
23 Upper Circle
Carmel Valley, Ca 93924

This business is conducted by a corporation.
The registrant commenced to transact business under the fictitious business name listed above on September 1989.
(s) J. Quist, President, Quist Kearney Corp.

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.

ERNEST A. MAGGINI, County Clerk
Publish: Jan.10, 17, 24, 31, 1991

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed Nov. 19, 1990
File No.F901923

The following individual is doing business as:
CROSSFIRE
#6 Merrill Way
Carmel Valley, Ca 93924
JEANETTE O. BOREEN
56 Via Castanada
Monterey, Ca 93940

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious business name listed above on Nov. 19, 1990.
(s) Jeanette O. Boreen

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.

ERNEST A. MAGGINI, County Clerk
Publish: Dec.20, 1990, Jan. 3, 10, 17, 1991

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed Dec. 10, 1990
File No.F902049

The following individual is doing business as:
PERSONAL FITNESS CLINIC
15 West Carmel Valley Rd.
Carmel, CA 93924
THOMAS L. DUCKETT, MICHELE DUCKETT
26010 Rotunda Dr.
Carmel, Ca 93923

This business is conducted by a husband and wife.

The registrant commenced to transact business under the fictitious business name listed above on December 20, 1990.
(s) Thomas L. Duckett

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.

ERNEST A. MAGGINI, County Clerk
Publish: Dec. 13, 20, 1990, Jan. 3, 10, 1991.

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed Dec. 27, 1990
File No.F902129

The following person is doing business as:
PALO PACIFICA JEWELRY AND GIFTS
204 Fountain Ave.
Pacific Grove, Ca 93950
KATHERINE A. SCOTT
109 11th Street
Pacific Grove, Ca 93950
SHANNON S. SCOTT
204 Fountain Ave.
Pacific Grove, Ca 93950
This business is conducted by a general partnership.

Registrant commenced to transact business under the fictitious business name listed above on Dec. 7, 1990.
(s) Katherine A. Scott

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.

ERNEST A. MAGGINI, County Clerk
Publish: Jan. 3, 10, 17, 24, 1991

-PUBLIC NOTICE-

FICTITIOUS BUSINESS NAME STATEMENT
Filed Dec. 21, 1990
File No.F902109

The following individual is doing business as:
HAIR AFFAIR
507 Lighthouse Avenue
Pacific Grove, Ca 93950
CAROLE CAMPO
722 Granite Street
Pacific Grove, Ca 93950

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious business name listed above on December 13, 1977.
(s) Carole Campo

This statement was filed with the County Clerk of Monterey County on date indicated by file stamp above.

CERTIFICATION: I hereby certify that the foregoing is a correct copy of the original in my office.

ERNEST A. MAGGINI, County Clerk
Publish: Jan. 3, 10, 17, 24, 1991

SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY
Case No. M22789
ORDER TO SHOW CAUSE
CCP 1277

In the Matter of the Application of EMILY ANN SHERMAN, JUSTIN ALLEN SHERMAN, minor(s), by VICKI HARBER, Mom-Legal Guardian, Petitioner for Change of Name.

WHEREAS, VICKI HARBER, petitioner, as Mom-Legal Guardian of applicant EMILY ANN SHERMAN, JUSTIN ALLEN SHERMAN, minor(s) has filed a petition with the clerk of this court for a decree changing applicant's name from EMILY ANN SHERMAN, JUSTIN ALLEN SHERMAN to EMILY ANN SHERMAN HARBER, JUSTIN ALLEN SHERMAN HARBER;

IT IS ORDERED that all persons interested in the above matter appear in Department A of this court located at 1200 Aguajito Road, Monterey, California, on **February 8, 1991, at 9:30 A.M.**, or as soon thereafter as the matter may be heard, and show cause, if any, why the petition for change of name should not be granted.

IT IS FURTHER ORDERED that a copy of this order to show cause be published in The Weekly Sun, Carmel Valley, a newspaper of general circulation printed in Monterey County, California, once a week for four successive weeks prior to the date set for hearing on the petition.

DATED: Jan. 4, 1991.
WILLIAM D. CURTIS
Judge of the Superior Court
Publish Sun: Jan 10, 17, 24, 31, 1991.

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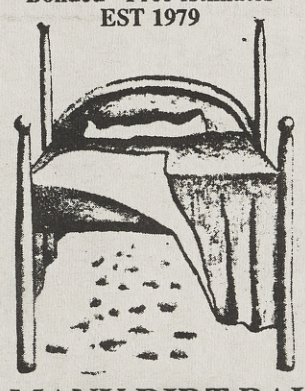

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The Weekly Sun, Box 931 Carmel Valley, CA 93924 659-4855

Pt. Lobos Ranches Offered for Preservation

Saying they had been listening to the concerns of the community, owners of 1,727 acres being proposed for development across from Point Lobos announced Wednesday they would be willing to sell the property to anyone wanting to preserve it.

Attorney Larry Horan, representing the development group known as Jose-Gibson Associates and Rancho San Jose Associates/Whisler, said it would be sold to a preservation organization or coalition of such groups for a priced based on its updated 1988 tax assessment value.

Such a price normally would be significantly lower than a fair market price based on the prospect that the property could be developed, he said.

He told the *Sun* that the 1988 assessed valuation of the ranches was $24.5 million, but said he could not estimate what the current assessed value might be.

Horan said members of the pioneer Riley, Hudson, Whisler and Wilson familes had heard comments made by members of the community that the property should be preserved rather than developed.

"The owners took those comments seriously," he said.

As a result, he said the familes had been meeting with the Big Sur Land Trust and the Monterey Regional Park District to discuss the preservation of the land across Highway 1 from the Point Lobos State Reserve, the state's second most popular park which has been called the most spectacular meting of land and water in the world.

Horan said that while the families were willing to sell to preserve the land, they would proceed with efforts to develop the property if no group or coalition of groups came forward. He said they planned to file Tuesday for a Coastal Development permit necessary to begin the development.

Announced in July, the development would include 240 lodge units in 30 two-story structures, an underground garage for 360 cars, tennis courts and a swimming pool, a 36-bed hostel, 36 apartments for employee housing, six low to moderate incoming housing units and 42 new and existing homesites.

Horan said the families continued to believe that the development they had proposed was reasonable. He said it was put together with great care.

Mary Whisler echoed his sentiments. "We think it's a good project, but it would be nice to have it preserved as it is."

But Horan said the burden of taxes on the property is so great that the families felt they either need to sell it to preserve it or to proceed with its development.

When the proposed development was first announced, a press kit made the point that actual development would occur on only 66 of the 1,723 acres, and buildings would cover only 0.6 percent of the property with the remainder staying natural and unspoiled.

State park officials have expressed concern that if the development were built, it would cause Point Lobos to become so crowded that reservations might become necessary to limit visitors.

Officials from the state and regional parks and the Big Sur Land Trust have discussed forming a coalition to try to buy the property. Funds are available from the so-called mountain lion initiative, and the park district is proposing creating a benefit assessment district to raise funds to acquire open spaces, including the Point Lobos ranches and beachfront around Monterey Bay.

Carmel Sets Extra Session on Jan. 22

Starting off the new year with a heavy workload, the Carmel City Council has scheduled Jan. 22 for a combination session to study proposals by the Association of Monterey Area Bay Goverments (AMBAG) and continue its Jan. 8 hearing.

Despite a marathon six-hour session Tuesday, the council only got through about half the work on its ambitious agenda.

Representatives of AMBAG will explain a report released last week which could result in radical changes in the way of life on the Monterey Peninsula.

The report, "Transportation Control Measures," proposes ordinances to eliminate free parking in such commercial areas as downtown Carmel and force ride sharing as ways of meeting the California Clean Air Act goal to reduce automotive air pollution by two tons per day by 1994.

A total of 11 ordinances have been proposed. Others would implement such major highway improvements as the Hatton Canyon Freeway on Highway 1 and mandate that many employers promote ride-sharing or have employees work at home.

Shuttle buses also were recommended for tourists in the area to help cut back on automobile traffic.

Padres Even League Roundball Mark at 1-1

Carmel bounced back from an opening Mission Trail Athletic League basketball loss by trouncing Gonzales Tuesday night. A strong defense and even stronger free-throw shooting sealed the Padre's 56-36 win and sent their league record to 1-1.

In their opening league game, Alisal High used a strong defense of its own to hand the Padres a 54-43 loss. The Alisal game was in Salinas, and the Padres played host to Gonzales.

Committing only a dozen fouls themselves, the Padres went to the line 28 times against Gonzales, converting 19 of them.

Lance Scott, who was Carmel's high scorer in the loss to Alisal with 18 points, sunk seven of nine charity shots against Gonzales, and ended with 16 points to lead the team again.

Carmel took charge of the Gonzales game and never looked back, leading 15-8 after the first quarter and 32-15 at the half.

In JV play, Carmel lost to Alisal 59-49 and to Gonzales 60-52. Against Gonzales, Nate Stiles led Carmel with 19 points, while Ryan Edwards led the team with 13 against Alisal.

In freshman play, Carmel lost to Alisal 41-31. Coach John Ables was able to take heart at the closeness of the score; the first time the two frosh teams played this year, Alisal won 70-28. Results of the Gonzales frosh game were not available at *Sun* press time.

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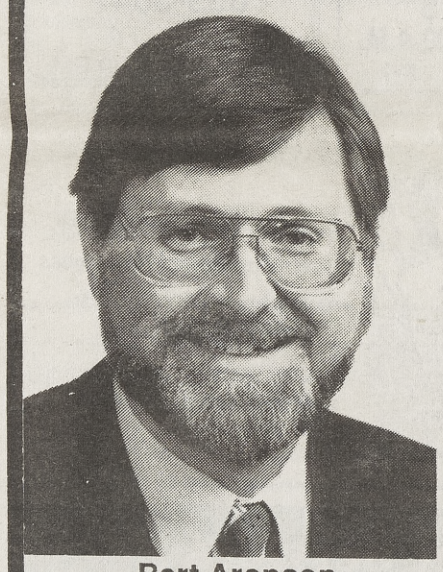
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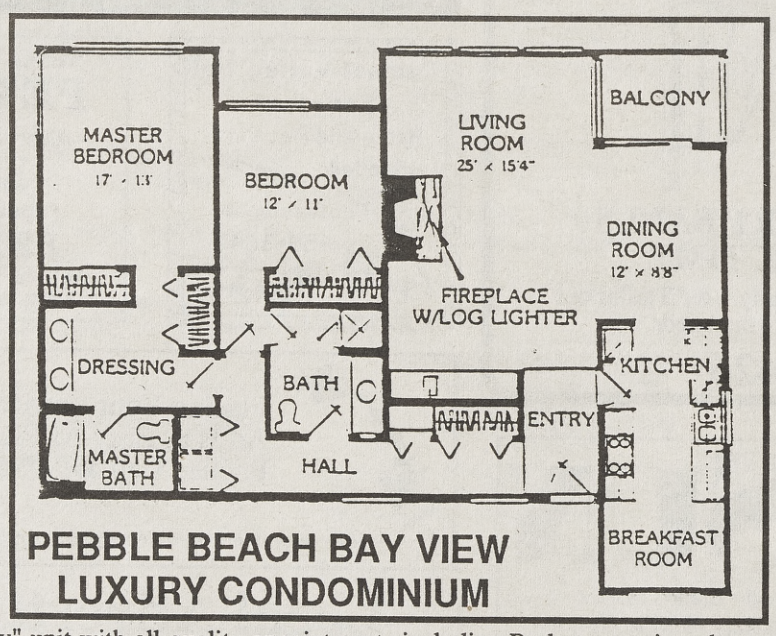

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